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# **NEIGHBORHOOD ANALYSIS**

## **WILMINGTON, NORTH CAROLINA**

REPORT PREPARED FOR THE CITY OF WILMINGTON, NORTH CAROLINA

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July, 1965

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CHAPTER I

# introduction

## Purpose and Scope

The largest, single use of land in the City of Wilmington is for residential purposes. Sites used for homes account for over 55% of the city's developed land area. The residential neighborhood thus becomes one of the most important building blocks of the city. When the various other elements necessary for the proper functioning of the neighborhood are considered, such as schools, parks, churches, and neighborhood shopping areas, the importance of our residential neighborhoods is further enlarged.

It is the purpose of this report to analyze the residential neighborhoods of Wilmington by way of three major indices - housing conditions, environmental conditions and social conditions - to determine how well each neighborhood serves its inhabitants as a healthful, safe and pleasant place in which to live. In addition, the report serves as a preliminary guide for determining the types of urban renewal activity which may be required in different areas of the city.\* It points out the "trouble spots" or problem areas which are blighted or beginning to show signs of blight. It is hoped that this report will serve as a guide in developing long range policies for attacking blight wherever it exists in the city.

These "blighted" areas are economic liabilities to the city. They require a large portion of the various city services, while returning very little tax revenue. In addition to narrowing the existing tax base, obsolete and deteriorating neighborhoods tend to repulse any new industry which may be looking for possible sites in the community. These new businesses represent more employment and increased revenue for the city. It is imperative that owners of industrial firms be able to find sound and pleasant neighborhoods for their employees. Blighted areas also adversely affect the economy of the central business district. These areas are often located close to the center of the city, requiring shoppers to pass through them to reach the central business district. If conditions are bad enough, shoppers will avoid this trip as often as possible or forsake the central business district altogether for an outlying shopping area.

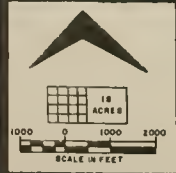
The most appalling outgrowth of the blighted neighborhood cannot be measured in terms of dollars and cents, but rather in terms of human suffering and hardship. The importance of this point should not be overlooked.

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\* The Neighborhood Analysis is one of the seven elements of the Workable Program for Community Improvement required by the Federal Government before a community can be considered eligible for Federal assistance toward urban renewal.



PLANNING DISTRICT BOUNDARIES



# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

- Planning District Boundaries
- Historical Zoning District Boundaries

## Public Education and Support

The people of Wilmington must become aware of the many kinds of public and private action that will have to be carried on if the renewal of the city's blighted areas is to take place. Above all, they must be made aware that the problem of blight is a common one that must be solved cooperatively. The community as a whole must realize its oneness. Problems of crime and poverty in one section of the city are problems for the entire city, as are the problems of slums, traffic and highways, water supply and sewage, health and education.

The renewal of blighted areas requires an act of faith as well as an expenditure of effort. Without citizen support, the city's neighborhood renewal, public housing and city planning programs will fail and the city's predicaments will worsen. If the people of Wilmington want to reduce blight wherever it exists in their city and make Wilmington a better place to live, they will have to work hard to achieve these ends. This challenge is strong today and will be even stronger in the future.

## Delineation of Planning District Boundaries\*

In order to evaluate Wilmington's residential areas in accordance with the purpose of this report, the city has been divided into twenty-eight planning districts.\* These districts have been delineated according to definite criteria and in such a way that each tends to be homogeneous with respect to certain physical, economic, and social characteristics. The boundary lines separating districts, as shown on Exhibit 1, have been drawn along natural physical features such as Burnt Mill Creek and Greenfield Lake; along major thoroughfares such as Third Street and Market Street and along other man-made physical barriers such as Atlantic Coast Line Railroad tracks. District boundaries were also drawn according to major differences in land use, racial occupancy, and the values of residential structures.

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\* Because each of the delineated sections of the city studied in this report does not necessarily represent social neighborhoods in the traditional definition, i.e., a given number of families served by an elementary school, etc., we shall refer to these specific areas, henceforth, as being "planning districts" rather than "neighborhood".

POPULATION CHARACTERISTICS

Planning District	Total Population*	Total Non-White Population*	Percent Non-White Population	Average Household Size**			District Population as % of Entire City
				Total Population	White Population	Non-White Population	
1	222	11	5.0	2.41	2.37	3.83	0.4
2	0	-	-	-	-	-	0.0
3	2,433	104	4.3	3.14	3.12	3.58	4.7
4	5,948	3,713	62.4	3.27	2.82	3.62	11.6
5	4,065	2,960	72.8	3.23	2.61	3.54	7.9
6	3,780	3,734	98.8	3.61	5.11	3.59	7.4
7	27	21	77.8	3.86	5.60	3.51	(***)
8	1,087	36	3.3	2.76	2.74	3.60	2.1
9	2,621	0	0.0	3.28	3.28	-	5.1
10	2,690	19	0.7	3.06	3.06	3.74	5.2
11	2,646	0	0.0	3.00	3.00	-	5.2
12	1,745	981	56.2	3.21	2.93	3.47	3.4
13	4,300	3,552	82.6	4.08	3.37	4.26	8.4
14	4,252	12	0.3	3.48	3.48	4.00	8.3
15	674	0	0.0	3.27	3.27	-	1.3
16	2,361	0	0.0	3.27	3.27	-	4.6
17	2,461	0	0.0	3.35	3.35	-	4.8
18	1,905	0	0.0	3.58	3.58	-	3.7
19	741	0	0.0	3.58	3.58	-	1.4
20	326	0	0.0	3.58	3.58	-	0.6
21	1,183	0	0.0	3.29	3.29	-	2.3
22	1,078	0	0.0	3.58	3.58	-	2.1
23	3,259	0	0.0	3.55	3.55	-	6.3
24	90	0	0.0	3.58	3.58	-	0.2
25	408	14	3.4	3.58	3.58	3.58	0.8
26	508	0	0.0	3.58	3.58	-	1.0
27	548	473	86.3	3.58	3.58	3.58	1.1
28	0	-	-	-	-	-	0.0
City Totals	51,358	15,630	30.4	3.36	3.23	3.71	

\* Population totals for each district are approximate and were calculated by multiplying the 1960 (Census) average household size of whites and non-whites in a district by the 1963 count of occupied dwelling units.

\*\* The average household size for whites and non-whites in Districts 1 through 16 were derived from 1960 Census Data (on enumeration district basis). The Annexation Report (February, 1964) by Henry von Oesen and Associates and John Talbert and Associates supplied the average household size (3.58) for the dwellings in the newly annexed area (Districts 16-28).


(\*\*\*) Less than 0.1% of city total.





**WILMINGTON**  
NORTH CAROLINA

**NEIGHBORHOOD ANALYSIS**

 Areas of the City in  
Which Non - Whites Live

NON - WHITE OCCUPANCY

2

# OCCUPANCY CHARACTERISTICS

Planning District	Total Dwelling Units	Total Non-White Units	Occupied Dwelling Units Non-White Dwellings as % of District Total	% of Renter Occupied Dwellings*	Average Monthly Rent** Owner- Occupied Dwellings**	Number of Vacant Dwellings	% of Total Dwellings Vacant	Total Number Of Trailers	Total Dwellings as % of Entire City
1.	96	92	3	3.3	\$45	4	4.2	0	0.6
2.	0	-	-	-	-	-	-	-	-
3.	788	775	29	3.7	40	13	1.6	1	5.1
4.	1,878	1,819	1,027	56.5	35	59	3.1	0	12.1
5.	1,293	1,259	835	66.3	40	34	2.6	1	8.3
6.	1,052	1,048	1,039	99.1	30	4	0.4	0	6.8
7.	7	7	6	85.7	20	0	0.0	0	(***)
8.	406	393	10	2.5	55	13	3.2	0	2.6
9.	805	799	0	0.0	60	6	0.7	2	5.2
10.	888	879	5	0.6	65	9	1.0	5	5.7
11.	895	888	0	0.0	55	7	0.8	5	5.8
12.	552	544	283	52.0	40	8	1.4	1	3.6
13.	1,072	1,055	833	79.0	35	17	1.6	0	6.9
14.	1,221	1,221	3	0.2	40	0	0.0	0	7.9
15.	206	206	0	0.0	60	0	0.0	4	1.3
16.	730	723	0	0.0	55	7	1.0	24	4.7
17.	736	734	0	0.0	N.A.	2	0.3	22	4.7
18.	532	532	0	0.0	N.A.	0	0.0	2	3.4
19.	209	207	0	0.0	N.A.	2	1.0	0	1.3
20.	93	91	0	0.0	N.A.	2	2.2	1	0.6
21.	363	360	0	0.0	N.A.	3	0.8	0	2.3
22.	302	301	0	0.0	N.A.	1	0.3	1	1.9
23.	926	918	0	0.0	N.A.	8	0.9	18	6.0
24.	25	25	0	0.0	N.A.	0	0.0	1	0.2
25.	118	114	4	3.5	N.A.	4	3.4	11	0.8
26.	146	142	0	0.0	N.A.	4	2.7	26	0.9
27.	158	153	132	86.3	N.A.	5	3.2	15	1.0
28.	0	-	-	-	-	-	-	-	-
City Totals	15,497	15,285	4,209	27.5		212	1.32	140	

\* 1960 Census Data - these percentages are approximate  
 \*\* 1960 Census Data. In several cases there was quite a wide range of rents and values within different blocks of the same district.  
 (\*\*\*) Less than 0.1% of city total.  
 N.A. 1960 Census information for these districts was not available  
 (r) No census data available - probably a great majority of structures are renter-occupied.  
 (o) No census data available - probably a great majority of structures are owner-occupied.





### Public Housing in Wilmington

The Wilmington Public Housing Authority was established on May 12, 1938 for the purpose of providing standard housing for low income families. Today the Housing Authority administers and maintains five public housing projects. They are:

Charles T. Nesbitt Courts	212 units
Dr. W. Houston Moore Terrace	150 units
Hillcrest*	216 units
Robert S. Jervay Place*	250 units
Robert R. Taylor Homes*	<u>248 units</u>

* Negro occupancy	Total	1,076
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Present plans call for an additional 115 units for the aged to be built on sites located within the Hillcrest, Taylor, and Nesbitt Projects.

Public housing in Wilmington is merely beginning to fill the gap between those who live in decent, safe and sanitary dwellings and those who do not and cannot afford to do so. Many developers are fearful about low-rent public housing because they feel it cuts into the real estate market. Actually, the only real estate owners it affects are the slum owners who crowd unfortunate families into units shockingly insufficient for their needs, and sometimes change exorbitant rents to these families. Upstanding real estate developers cannot afford to go into the market that the slum dweller is interested in, for the renters can only afford to pay from \$20 to \$40 per month.

## CAUSES AND MEASUREMENT OF BLIGHT

Wilmington, as in the case with other cities in the country, faces the problem of dealing effectively with blighted areas within its neighborhoods. Blighted areas are those parts of the city which, because of many conditioning factors, are undergoing deterioration. They are the areas of the city which are losing, or have lost, their ability to adequately serve as desirable living environments. Although the physical evidences of blight directly effect only the area itself, the social and economic problems created by the area are shared by the entire city.

There is no singular cause of blight, but rather numerous and inter-related forces bring about the decline of a living area. Often a chain reaction is created when one situation goes on to cause further deterioration and obsolescence.

Although the causes of blight are numerous, and sometimes very difficult to distinguish, some of the more pronounced causes are:

1. Overcrowding and the subsequent lowering of maintenance standards during a housing shortage. Discrimination sometimes creates an artificial housing shortage by forcing minority groups to remain in certain districts of the city, thus compounding the problems of overcrowding.
2. The absence or the lack of enforcement of sound codes and ordinances (such as the building, housing, sanitary codes and subdivision and zoning ordinance), permits the many causes of blight to work unhampered.
3. The failure to provide adequate services in the area, such as frequent garbage collection, street improvements, sewer and water, and many other services necessary to keep the area in a sound condition.
4. The spread of incompatible land uses (business and industry) into a residential neighborhood may lead to the deterioration of the living environment.
5. Heavy traffic volumes, passing through a neighborhood, have deleterious effects on the strips of residential units located along these heavily traveled routes.
6. Absentee ownership of rental property may be a significant cause of blight when the owner neglects his maintenance responsibilities.

The manifestations of blight take many and various forms. Some are quite apparent, such as the numerous signs of structural decay and obsolescence found in blighted areas. The many social and economic indicators may remain hidden to the casual observer. Nevertheless, they are present and make themselves felt in every tax dollar.

The major portion of this report attempts to analyze and measure the various characteristics of blight as they are found in each of the twenty-eight planning districts or "neighborhoods" of the city. For the purposes

of this study, the various characteristics or "blight indicators" have been placed in the following three major categories:

1. "Housing conditions" - An analysis of the structural condition of housing units, overbuilding, and overcrowding within structures.

2. "Environmental conditions" - An analysis of the other physical characteristics, (outside of individual housing unit structures) which effect the neighborhood. These include such conditions as unpaved streets mixed land use, major fires, and pedestrian accidents.

3. "Social conditions" - An analysis of those conditions reflected by public welfare cases, disease, juvenile delinquency, and adult crimes.



CHAPTER II

# livability

a district by  
district evaluation







## DISTRICT 1.

This is the central business district. There are only ninety-six dwelling units located here, most of which are concentrated east of Third Street. These units, for the most part, are occupied by older citizens who have very few children living with them, or by single persons. The primary blighting influences to residential structures in this district are high traffic volumes and the adverse effects of adjoining or nearby non-residential uses.

In the past many of the residential structures here have either been torn down and replaced by commercial buildings or have been converted into offices, boarding houses, or other similar uses. This conversion or replacement trend is continuing into the present.

Recently plans have been completed for a new, two-level parking garage which will be built in the core area, it is estimated, by December 1966. This new parking facility will, in all probability, provide a catalyst for more intensive development downtown thus resulting in the elimination of additional existing residential structures in this district.

Among the recreational facilities available to the residents of this area are the Community Center Building which is functionally, spatially, as well as structurally inadequate,\* in addition to two small parks (A.C.L. Garden, Innis Park) which contain gardens and park benches.

The high rate of adult crime arrests in this district, in particular, also make this area a very undesirable place in which to live.

The downtown shopping area has many new and attractive buildings but the bleak surroundings and marked absence of green open areas here detracts greatly from an appreciation of these structures. Although this area contains nonresidential development for the most part, it should not follow that aesthetic considerations should be ignored here. The Wilmington CBD, as in the case with central business districts in all parts of the country, is in a fight for survival against powerful competition from suburban shopping centers. The aesthetic improvement of downtown could be one of the strongest weapons in the downtown businessmen's arsenal for fighting this battle.

## DISTRICT 2.

This is the waterfront urban renewal area. Most of the land is presently vacant. There are no residential structures located here. An approved plan prepared by the Wilmington Redevelopment Commission proposed this district to be developed with commercial and industrial uses only.

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\* Wilmington Community Facilities Plan, July 1965.

### DISTRICT 3.

This is a district which is zoned extensively for industrial development. Except for a large complex of industrial development (mostly oil storage tanks) located south of Dawson Street and west of Front Street, most of the land here is developed with a varied type of residential use. Nesbit Court, a 212 unit public housing project, (occupied by whites), is located in the southeasterly part of the district. This district is one of the seven most structurally deteriorated areas in the entire city in addition to ranking among the highest in social and environmental problems. The major blighting influences affecting residential development here include obsolescence, overbuilding, heavy volumes of through traffic on Front Street (heavy truck traffic to a great extent) and the adverse influence of commercial and industrial uses located nearby.

There are no schools located within this district. Elementary school children who live in this district must cross Third Street, which carries high volumes of traffic. Aside from Optimist Park, a little-league ball-field which is located in the extreme southeasterly part of the district, this area is devoid of any public recreational facilities. The Future Land Use Plan approved in May 1962, proposed a waterfront park to be developed in the area north of Queen Street and west of Front Street. This park will relieve this recreational deficiency to a great extent for the people who live in the southern part of this district. The need for a small passive recreational park for adults and small children in the northern section of this district is still an urgent one.

Plans have been completed for a new medium level bridge to be built across the Cape Fear River connecting Dawson Street with U. S. Highway 17, 74, 75, and 117 on the west side. The tentative completion date of this bridge is 1968. This bridge, once completed will separate this district into two distinct parts - the area to the south being industrial in character and the area to the north maintaining its residential character.

### DISTRICT 4.

This district contains the largest number of persons and dwelling units of any district studied in this report. It is an area which is in a transition of occupancy, in that whites are gradually moving out and negroes are replacing them. This district is one of the seven most structurally deteriorated areas in the entire city in addition to ranking among the highest in social and environmental problems.

Except for those homes located north of Dock Street and west of Sixth Street (occupied by whites for the most part) most of the remaining homes in this district are either dilapidated or in need of major repair. The structures in the immediate vicinity of the Robert Strange Park-Williston School Complex are among the structurally poorest in the entire district.

Major blighting influences affecting residential structures in this district includes obsolescence, overcrowding within structures, overbuilding, unpaved streets, and the adverse influence of nonresidential uses. High traffic volumes on Castle Street also is a blighting factor here affecting primarily those structures facing this street.

Most of the land within this district is zoned for single-family residential development. A notable exception to this would be the concentration of multiple-family residential zoning in the northwesterly part and strip commercial zoning along Market Street, Orange Street, Castle Street, and Dawson Street. As in the case of District 3, most of the commercially zoned land in this district is being utilized for a residential type of use.

Directly east of Robert Strange Park, which serves both the white and negro population of the area,\* lies a large school complex consisting of Gregory Elementary and Williston Junior and Senior High Schools. These schools serve the negro population of this and the surrounding districts. Williston Elementary and Junior High School, which serves the white population, is located in the northwestern part of the district. The sharp decrease in enrollment in this school reflects quite vividly the general exodus of whites out of this district. It seems inevitable that in the not too distant future, Williston School will be attended by both white and negro pupils. This will be necessary in order for this facility to operate at maximum economical efficiency.

#### DISTRICT 5.

This is one of the seven most structurally blighted districts in the entire city in addition to ranking among the highest of any district in social and environmental problems. Major blighting influences affecting residential development here include overcrowding within structures, obsolescence, overbuilding, and the mixing of incompatible land uses. The dwellings located in the Love Grove Section of this district are waging a losing battle for survival within a large lumber mill and a railroad complex. Internal circulation within this district is poor for two specific reasons. First, the names of many streets here change midway through the district causing a driver who is not familiar with the area to occasionally get lost. Secondly, there is a large number of unpaved and narrow streets here. Acute angle intersections present a safety hazard in several sections of the district.

The structurally obsolete James Walker Hospital complex is located in this area. This facility will be razed in the not too distant future. Several concentrations of dilapidated housing surround this hospital facility and could conceivably be considered as part of a reuse plan for this hospital land assuming, of course, that these homes are included as a part of an urban renewal clearance project.

Existing zoning in this district is a "hodge-podge" of all types and consequently presents a confusing picture of what types of land uses were originally recommended for this area by the City's Land Use Plan. Spot commercial zoning, which is conspicuously present here, is only one contributing factor to this confusion of uses. Most of the nonresidentially zoned land here is used for residential purposes.

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\* See Wilmington Community Facilities Plan for deficiencies present in this park.



Peabody Elementary (Grades 1-3) is the only school located within this district. Access to nearby schools is not too great a problem for children living in this area except for those children who live in the Love Grove Section who must travel quite a distance to school. This district has an acute deficiency of passive recreational parks. A neighborhood recreational center with indoor active recreational facilities is also a basic need here.

#### DISTRICT 6.

This district, known as the Brooklyn Section, is the most structurally blighted area of the entire city. With the possible exception of Robert R. Taylor Homes, a 248 unit public housing project (occupied by Negroes), most of the residential structures here are dilapidated or in need of major repair. This district also ranks consistently high in all types of environmental and social problems.

Being surrounded on three sides by tracks of the Atlantic Coast Railroad Line, has had a detrimental effect on housing in this area. Other factors contributing to structural blight here include overbuilding, overcrowding within structures, poor internal circulation (primarily caused by the existence of many unpaved streets) mixed uses, and the poor original construction of the homes here. Sole access to many homes in this district (as is the case in District 4) is by way of an unpaved alley, further aggravating the housing congestion problem. Vehicular access to north and east is particularly poor.

With the exception of industrial zoning adjacent to the railroad tracks and commercial zoning along Nixon Street, Third Street, and Fourth Street, this district is zoned for single-family residential uses.

Existing school and recreational facilities seem to be adequate here.

#### DISTRICT 7.

This district is physically separated from the residential development to the south by a complex of railroad tracks and railroad yards. Aside from several industrial uses and seven dwelling units which are located here, the great majority of the land in this district is vacant. Most of these dwellings are dilapidated. Although this area is zoned entirely for industrial uses, major topographical and drainage problems are present, limiting appreciably any intensive development here.

#### DISTRICT 8.

This is a relatively older, well-maintained single-family area. The homes are for the most part occupied by whites. This district seems to be in the direct path of negro migration. Most of the area is zoned for single-family residential dwellings. The extreme western section of the district is zoned for an intensive commercial use, and herein lies one of the potential dangers to this area of well-maintained structures. If commercial zoning

his is allowed to spread to the east or north, the quiet residential character  
ren of this area will be seriously threatened. The large cemetery complex in  
the northern part of the district provides a stabilizing and natural open  
space advantage to this area. The only major blighting problem in this  
district is mixed land uses - a particular problem in the aforementioned  
western section.

New Hanover High School, presently serving the white population, is  
the only school located here. This school has major site, classroom, and  
recreation area deficiencies which are pointed out in the City's Community  
Facilities Plan. Access to elementary schools in adjacent districts is not  
a great problem for children living here.

Existing recreational facilities seem to be adequate at the present time.

#### DISTRICT 9.

For the most part, this district is an older, well maintained, single-  
family residential area. Only in the extreme eastern section of the district  
is structural blight evident. Here narrow and unpaved streets provide access  
to several deteriorated residential structures. Fairly high traffic volumes  
on Princess Place Drive is a minor blighting factor affecting primarily only  
those residences fronting on this street. Three areas of spot commercial  
zoning in this district are potential blight influences if allowed to spread  
in an illogical manner.

Chestnut Elementary and Junior High School is located within this  
district as are three neighborhood parks. School and recreational facilities  
seem adequate here.

#### DISTRICT 10.

This is the Forest Hills section of the city. Most of the homes in this  
district are well maintained. This is one of the "better" neighborhoods of  
the city. The only major evidence of blight here is a group of substandard  
structures which are scattered on both sides of Mercer Avenue, north of  
Burnt Mill Creek.

Forest Hills Elementary School is located within this district. This  
school adequately served the children who live here. There are also three  
parks located within the district. Due to the low density of the residential  
development here, there does not seem to be a critical need for additional  
parks in this area at the present time.

#### DISTRICT 11.

The northern section of this district contains single-family dwellings  
which, although relatively old, are, in general, very well maintained.  
Conversely, the Spofford Mills homes, which are located south of Gibson  
Street and north of Colwell Avenue are in poor structural condition. The

Spofford Mills section is zoned entirely for industrial development even though the Mill itself is the only industrial use developed in this area. Major blighting problems here include poor surface drainage\* and heavy traffic volumes along Wrightsville Avenue. A local blighting problem here involves the adverse effects which a conglomeration of intensive and unattractive commercial and industrial uses in the southwest corner of the district have on the nearby residences.

Washington Catlett, a special education school, is located here as is Ardmore and Wallace Parks. Access to elementary schools in adjacent district is not a great problem for school children who live in this district. Park facilities seem also to be adequate in this area at the present time.

#### DISTRICT 12.

This district is, as is the case of neighboring District 4, undergoing a transition of dwelling occupancy - from white to non-white. Although, almost 40 percent of all dwellings here in 1963 were either dilapidated or in need of major repair, housing and environmental conditions, are gradually improving with each successive year. There are still small pockets of physical blight in this district, but many of the substandard structures in 1963 have since been razed and replaced by new dwellings.\*\* Most of this new construction has been, it seems, the result of middle to high income negroes moving into this area.

Principal blighting influences present in this district include unpaved streets and the heavy traffic volumes along 16th and Castle Streets.

There are no schools located within this area. Negro school children have school facilities in fairly close proximity to their homes, but white children must cross at least one and, in some cases, two major streets, which carry high volumes of traffic, in order to attend school. Passive recreational facilities are noticeably absent in the area.

#### DISTRICT 13.

This is the "Dry Pond" section of the city. It is one of the seven most structurally blighted districts in the entire city. Environmental and social problems are widespread. In general, it can be stated that this district rates consistently among the highest of any district in the possession of most of the blighting conditions studied in this report.

For the most part, this district has been developed with single-family dwellings on small lots. Two public housing projects, Hillcrest, a 216 unit project, and Jervay, a 250 unit project, are located here also. Both projects are occupied by non-whites.

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\* Refer to the Storm Drainage Section of Wilmington's Community Facilities Plan for the locations of these problem areas.

\*\* A report by Wilmington's City Planner, titled "Building Trends," 1946 - 6 shows that this area has been experiencing much of the new construction which has taken place in the city since 1950.



Nonresidential zoning almost completely surrounds this district. Industrial zoning exists on the south and east and strip commercial zoning on the north and west. Although only 5% of all dwellings here are dilapidated, one out of every three is in need of major repair. Overcrowding within structures and the poor original construction of homes here are the major causes of structural blight. In this district adverse influences from neighboring nonresidential uses (particularly those industrial uses located in the southern part of the district) and poor internal circulation, (primarily caused by many unpaved streets) are also significant problems in this area.

There are two elementary schools located within the district - Mary W. Howe (Grades 1-3), which serves the negro population, and the William Hopper (1-6) serving whites. Negro elementary school children attending grades 4-6 must cross two heavily traveled streets (Dawson and Castle) in order to attend a neighboring district school. William Hooper's enrollment is decreasing (as is the case of Tileston School in District 4) due to the exodus of whites out of this district. Attendance by both white and negro pupils at this school would also seem inevitable in the future in order for this facility to operate at maximum economical efficiency.

There are no public parks or recreation areas in this district. Jervay and Hillcrest, the two public housing projects, have recreation centers serving the occupants of these projects only. The need for passive and active recreational parks is urgent in this area.

#### DISTRICT 14.

The Lake Village multiple-housing project (a public wartime housing project now in private ownership) makes up a large part of the residential development in this district. Houston Moore Terrace, a 150 unit public housing project, (occupied by whites), is also located here. There is no significant evidence of structural blight in this district at the present time. The problem of blight here is more potential than actual - that is, the Lake Village complex will gradually assume the characteristics of blight as the obsolescence of the structures in this project become more pronounced. Future planning programs of the city must recognize this built-in blight factor.

Much of the land in the eastern part of this district is vacant primarily because this area has many unpaved and undeveloped streets. After Greenfield Street is extended to connect with 16th and 17th Streets, the development potential of this eastern area will be greatly improved. This eastern section is zoned for industrial uses.

The influence of Greenfield Lake and its surrounding park area has had a positive stabilizing effect on the residences in the southern and western part of this district. The apartment development here adds to the open appearance of the district. This too has had a positive effect on the conditions of structures here.

Lake Forest Elementary and Junior High School is the only public school located within this district. Its central location makes pedestrian access to the school relatively easy. There are no public parks located within this district. Houston Moore Terrace has a neighborhood recreation center serving its occupants only. Due to the "openness" of residential development here, there does not seem to be a critical need for parks in this area at the present time.

## DISTRICT 15.

This is a compact, older, but well maintained single-family residential area. Greenfield Lake, with its accompanying park area, provides this district with a distinct open space advantage.

This district is relatively free of structural blight. The only concentration of substandard housing here is in the extreme northwestern section.

The only blighting influence present in this district is the adverse affect which the intensive and, in some cases, unattractive, commercial and industrial uses located along Carolina Beach Road have on neighboring residences.

Legion Stadium, a "functionally and structurally inadequate"\* facility is located in this district. This Stadium is used for training horses in the winter and for New Hanover High School sporting events (football, baseball, etc.) during the rest of the year. After the new high school is constructed in the southeasterly section of the city and facilities for spectator sports are provided, Legion Stadium would seem to be in the "expendable" category. The city should anticipate this situation and plan ahead for the best potential reuse of this land well before this facility is razed.

Sunset Park Elementary School is located within this district. No problems seem to be evident in connection with this school at the present time. Aside from the Greenfield Park complex, there are no public parks located within this district. The facilities at Greenfield Lake seem to serve quite adequately the recreational needs of the people who live here at the present time.

## DISTRICT 16.

This is the "Sunset Park" section of the city. This district is made up of older, well maintained, single-family dwellings. Northern and Central Boulevards, being plaza streets, add to the general, overall attractiveness of the area. In the northern section of the district is a trailer park and several substandard dwellings. Strip industrial and commercial zoning is present along the major thoroughfares in this northern area, while the remainder of the district is zoned for a single-family residential use. More intensive development of this northern area is handicapped by steep topography and the many unpaved and undeveloped streets which exist here.

Sunset Park Junior High School is located within this district. Camerons Park, a 1.4 acre neighborhood playfield is located on the southern fringe of this area. This park is well maintained and frequently used by neighborhood children. The Junior High School playground seems to serve quite adequately the recreation needs of the children who live in the northern section of the district.

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\* Wilmington Community Facilities Plan.



## DISTRICT 17.

Although more than one-half of all land in this district is zoned for commercial or industrial uses, the major land use here is single-family and multiple-family residences. Riverside Apartments, a 500 unit multiple housing project was evaluated in the 1963 survey as needing only minor repair. Conversely, the 1960 Census of Housing rated this development as being deteriorated or in need of major repair, pointing out possible interior deficiencies present in this project not detected by the windshield survey.

Scattered commercial and industrial development has taken place adjacent to Carolina Beach Road and Shipyard Boulevard. Much of this development is unattractive and intensive in character. A large drive-in theater is located directly east of the Riverside Apartment complex. For the most part, the southwestern section of this district is undeveloped, primarily due to the presence of steep topography here.

Major blighting influences in this district include: the adverse affects which the concrete production complex (adjacent to Southern Boulevard) has on neighboring homes; mixed land uses; overcrowding within residences; heavy truck traffic on Southern Boulevard; and poor vehicular access to the east and south. Definite social problems exist here also as this district ranks well above the city average in the number of adult arrests and juvenile delinquency cases.

There are no schools located within this district. Memorial Stadium, a six acre lighted ballfield which is located adjacent to Shipyard Boulevard, is the only recreational facility located here. A passive recreation park is an urgent need in the northern section of this district.

This entire district can potentially develop into a major blighted area unless the overall spread of commercial and industrial uses into the area is reduced substantially, and existing intensive nonresidential development is adequately buffered from nearby residences.

## DISTRICT 18.

Most of the dwelling units located within this district are part of the Long Leaf Homes multiple housing project. Long Leaf Homes, a wartime project, has since been converted to private ownership. This project, although old, is well maintained. Belmont, a single-family residential subdivision, which is relatively new and well maintained, is located in the western part of the district.

Most of the land here is zoned for a multiple-family residential use. A mixture of strip commercial and industrial zoning exists along Shipyard Boulevard and Carolina Beach Road. Except for two nonresidential uses along these major thoroughfares, this land is either vacant or developed with residences. Perhaps the recent zoning decision to place those sections of the Long Leaf Project, which are adjacent to the two above mentioned major thoroughfares, into industrial and commercial zone classifications anticipated a more rapid deterioration of this housing project. One cannot be sure of this but one must realize that this action presents a definite potential danger to the future stability of the surrounding residential area.

Quite conceivably, an offensive industrial firm along one of these thoroughfares can do much to accelerate the ultimate deterioration of the entire Long Leaf housing complex.

As is the case with District 14, the problems of structural blight here is more potential than actual. The obsolescence of existing buildings within the Long Leaf Project will become more pronounced and evident in the future. Poor surface drainage is a blight inducing problem here.

J. C. Roe Elementary School is located within this district. This school is fairly new and seems to be in close proximity to most of the children who live in this district. There are no public parks in this district. The Long Leaf Homes Corporation has provided adequate recreation facilities for the occupants of this project. No new parks seem to be needed in this area at the present time.

#### DISTRICT 19.

Most of the residential development in this district is part of the Hanover Heights single-family subdivision. Both Hanover Heights and Victor Village, a small subdivision to the north, are relatively new. Although there is no obvious evidence of structural blight here, the poorly maintained and unattractive auto junk yard and petroleum storage complex located at and near the intersection of Shipyard Boulevard and Carolina Beach Road is a major blight inducing factor in this district.

There are no schools located within this area. Elementary school children must cross Carolina Beach Road, a heavily traveled thoroughfare, in order to attend school. There are also no parks located within this district.

There does not seem to be, at the present time, a critical need for recreation facilities here. As the area is developed more intensively with homes in the future, this need will become more apparent.

#### DISTRICT 20.

The great majority of land in this district is undeveloped. The homes in Sherwood Forest and Greenfield Estates, (two subdivisions located in the northeastern part of the district), are in excellent structural condition. The only obvious blighting problem present here is the marginal and unattractive commercial and industrial uses which are located along Carolina Beach Road. An auto junk yard is one use present along this highway. Now that 17th Street has been extended to Shipyard Boulevard and the new hospital complex is being developed on this thoroughfare, this district will probably undergo more intensive development in the future provided drainage problems can be solved.

## DISTRICT 21.

This is one of the most attractive single-family residential districts in the entire city. Almost all of the homes here are relatively new and all are in sound structural condition. Poor surface drainage is a major problem here. The southern and western sections of this district are for the most part, undeveloped.

The soon-to-be completed New Hanover Memorial Hospital is located within this district as is the Cape Fear Country Club. There are no schools located here. Alderman Elementary School, which is located just outside of the district, adequately serves this area and is readily accessible to most of the homes here. Hawthorne Road Park, a one-half acre passive recreational area, is the only public park located within this district. An additional neighborhood park is not an urgent need in this area at the present time as the existing low-density residential development seems to have a built-in park atmosphere to it already.

## DISTRICT 22.

Except for the southerly half of this district, which is yet undeveloped, the development here is predominately single-family residences on fairly large lots. Most of these dwellings are located in either the Lincoln Forest or the Winter Park Gardens subdivisions. Spot commercial development exists along Oleander Drive. The housing in this district is, in general, in sound condition. Poor surface drainage is a major problem here.

Alderman Elementary (1-6) and Roland Grise Jr. High Schools (7-9) are located on the extreme western and eastern boundaries, respectively, of this district. Both schools are relatively new and are attended by white children who live in the surrounding area. There are no neighborhood parks located here. A small portion of High MacRae Park, (a 25 acre community park, east of State Highway 132), is located within the boundaries of this district. Neighborhood parks, do not seem to be a great need in this area at the present time.

## DISTRICT 23.

This district is made up largely of three older, single-family residential subdivisions called Devon Park, Audubon and Highwood Park. Most of the homes are structurally sound and well maintained. Azalea Plaza and Hanover Center, two large shopping center complexes, are located in the southwesterly part of the district. The major blight inducing factor present here is poor internal circulation (primarily south of Wrightsville Avenue), caused by many unpaved and undeveloped streets. Heavy traffic volumes on Wrightsville Avenue is a minor blighting factor affecting primarily homes fronting this street.

There are no schools located within this district. Three elementary schools are located in close proximity to the residential development and serve the young school population of the area adequately. There are no parks located in this district. A 28 acre community park is proposed for the area



north of the shopping center complex. Completion date of this facility has not been determined.

#### DISTRICT 24.

Most of the land in this district is undeveloped. Only twenty-five dwelling units are located here. All of these units are scattered either along Market Street or Kerr Avenue. Residential development along Kerr Avenue is relatively new and well maintained. Those units along Market Street are older but structurally sound and well maintained even though they are subjected to the adverse effects of high traffic volumes and encroachment by adjacent commercial uses.

Vehicular access into this area is virtually nonexistent. The northern part of this district is trisected by rail lines and, for this reason, it was originally believed that someday the vacant land here would be developed with industrial uses. Subsequent public hearings resulted in this area being zoned for a single-family residential use, (except for strip commercial zoning along Market Street). This zoning action reflected the fear of neighboring property owners that industrial uses in this area would have a detrimental effect on their homes and property values. This fear would seem to be well founded unless a sufficiently wide, landscaped buffer strip is provided between existing residences and the proposed industrial development. Aside from neighboring opposition to industrial zoning in this area, the absence of streets extending into the core of this district also must be considered a deterrent to future industrial development here.

There are no schools or parks located within this district. The absence of a park is not an urgent problem in this area because of the sparse residential development which exists here at the present time.

#### DISTRICT 25.

This is the "Fernside" section of the city. Residential development in this area is, of two distinct types. Those dwellings located south of the Atlantic Coast Railroad tracks are relatively new and well maintained. The dwellings north of these tracks are older and not as well maintained. Industrial and commercial uses are scattered throughout this northern area and the residences here are consequently subjected to adverse influences from these uses. Unpaved streets are also a problem in this northern area.

There are no schools or parks located within this district. Elementary school children must cross either Market Street or N. C. 132, two streets which carry high traffic volumes, in order to attend school. The need for a park in this district is not an urgent one at the present time.

#### DISTRICT 26.

This is generally considered the "Barclay Hills" section of the city. Most of the residential development here is relatively new and well



maintained. Much of the land in the northwesterly section of the district is undeveloped primarily because drainage is poor. Structural blight is not evident in this district. Kerr Avenue splits this area into two distinct sections, the Barclay Hills subdivision to the west, and scattered residential development to the east.

There are no schools located within this district. Blount Elementary, which presently serves the negro population in this area, is located just outside of this district. White school children who do not wish to attend this school, must travel at least one and one-half miles to attend a neighboring school.

#### DISTRICT 27.

This is the "Foxtown" or "Gideon Heights" section of the city. This district is one of the seven most structurally blighted districts in the entire city, in addition to ranking among the highest in social and environmental problems. This is primarily a district in which Negroes live. Princess Place Drive splits this district into two distinct sections. Most of the dwellings in this district are located north of this street.

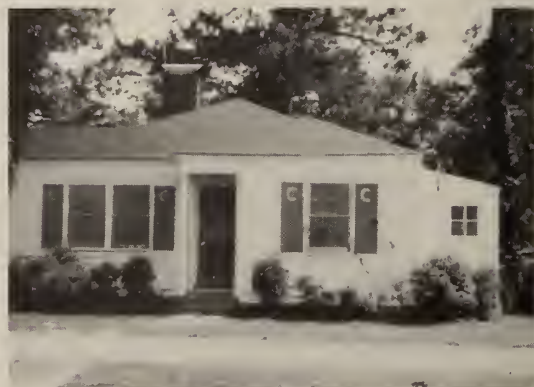
The southern section contains a fairly well maintained trailer park, several nonresidential uses, and a cluster of poorly constructed single-family dwellings (occupied by Negroes).

Structural blight is widespread in the northern section. Narrow and unpaved streets, overbuilding, and the poor original construction of structures are only a few of the blight inducing problems present here.

Blount Elementary School is located in this district and adequately serves the elementary school children which live here. Junior and Senior High School students must travel over two miles to attend school. Maids Park, a 15 acre community park with ballfields and picnic areas, is located in the northwestern section of the district.

#### DISTRICT 28.

There are no dwelling units located within this district. Except for two industrial firms which are located here, the land in this district is undeveloped. This area is zoned entirely for industrial uses.



CHAPTER III

housing  
conditions



## STRUCTURAL SURVEY OF HOUSING

### Qualification of Data:

After rating all dwelling units within the city limits of Wilmington in 1960, the U. S. Bureau of the Census placed them in three different categories: sound, deteriorated, and dilapidated. In order to categorize these structures as accurately as possible, the Bureau analyzed both the interior and exterior of the houses, in addition to plumbing facilities and the availability of such things as private baths or toilet facilities and hot and cold running water. This data was based on a city block basis and the results were comprehensive. Unfortunately, this Census survey did not provide structural data on homes in the recently annexed area, except on an enumeration district basis. Moreover at the beginning of this study, the 1960 census information was outdated by approximately three years. A structural survey rating all homes within the 1963 city limits in addition to those located in the area soon to be annexed thus had to be conducted.

During this survey, absolute accuracy in rating the condition of residential structures was impossible because of several limiting factors. First persons rating the dwellings could judge only from the external appearance of the structure. As a result, the interiors of the homes, in addition to the lack of knowledge concerning plumbing facilities, etc., was omitted in making the final rating decision. Second, the element of natural human error was operative. The criteria used to judge structures in 1963 is described on the following two pages.

### Survey Rating Criteria:

A city-wide visual exterior survey of residential structures was conducted in the summer of 1963 which rated all dwellings in four categories. The rating method is comparable to the techniques developed by the United States Bureau of the Census.\*\* In general, these designations are as follows:



"A" Standard

"A" - This is a structure which is in good condition and shows evidence of regular maintenance.

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\* A map showing the results of the 1960 Census Structural Survey is contained in the Appendix of this report.

\*\* The Census category of "sound" is the equivalent of the "A" and "B" rated structures in the 1963 survey. "Deteriorated" and "dilapidated" structures in Census terms were the equivalent of "C" and "D" structures, respectively, in the 1963 Survey.

"B" - This is a structure which is slightly below standard "A" in appearance but which can be readily improved to "A" standard. Residences are classified "B" if they are basically sound structures, but do have minor defects. Examples of minor defects in a "B" house include: portions of the house needing paint; slight damage to porch or steps; or small cracks in external walls or chimneys.



"B" Minor Repair



"C" Major Repair

"C" - This is a structure which is materially lower in condition and appearance than "B" but which is economically feasible to repair. A "C" dwelling has one or more defects which should be corrected if the structure is to continue to provide safe and adequate shelter. Examples of defects include: major damage to porch or steps; holes, open cracks or missing materials over small area of the external walls, foundation or roof; or rotted window sills or frames.

"D" - This is a structure which is, in general, unfit or unsafe for human habitation. It may be of inadequate original construction; it may have so many lesser defects as to require repair or rebuilding out of all proportion to the original cost of the building; or it may have one or more defects of critical nature. Examples of the last include holes, open cracks, or missing materials over a large area of the external walls, foundation or roof; sagging walls or roof or a decided "tilt" in one or another direction.



"D" Dilapidated





16  
ACRES

1000 0 1000 2000  
SCALE IN FEET

## WILMINGTON

NORTH CAROLINA

### NEIGHBORHOOD ANALYSIS

- 50 % or More of Total D. U.'S  
in Block in "C" Condition
- 50 % or More of Total D. U.'S  
in Block in "C" or "D" Condition

RESIDENTIAL STRUCTURAL CONDITION 3



## RESIDENTIAL STRUCTURAL CONDITION

The physical deterioration of housing structures constitutes perhaps the single most important indication of blight. The deterioration itself is but a symptom of other undesirable social and economic conditions. The structural survey conducted in 1963 pointed out that there were a total of 2,236 dwelling units in the city which were in need of major repair. An additional 1,203 were dilapidated and/or were uneconomical to repair. Thus, approximately 3,439 dwelling units or 22.2 percent of all units in the city in 1963 were in substandard structural condition.\*

Districts 4, 5, and 6 are the most structurally blighted districts in the entire city. In these three districts alone, there are 964 dwellings which are dilapidated and an additional 1,289 which are in need of major repair. Approximately 65.5 percent of all substandard structures in the city are located within these three districts. Districts 3, 12, 13, and 27 are also areas in which residential structural deterioration is a significant problem. The above seven districts contain approximately 93 percent of all substandard dwellings in the entire city.

<u>Planning District</u>	<u>Total No. of Dwellings</u>	<u>No. of Dwellings in "C" Condition</u>	<u>No. of Dwellings in "D" Condition</u>	<u>% of Total Dwellings in "D" Condition</u>	<u>% of Total Dwellings in "C" or "D" Condition</u>
1	96	26	6	6.3	33.3
2	0	-	-	-	-
3	788	243	85	10.8	41.6
4	1,878	660	164	8.7	43.9
5	1,293	402	275	21.3	52.4
6	1,052	227	525	49.9	71.5
7	7	2	4	57.1	85.7
8	406	10	3	0.7	3.2
9	805	24	1	0.1	3.1
10	888	24	2	0.2	2.9
11	895	99	3	0.3	11.4
12	552	132	20	3.6	27.5
13	1,072	308	51	4.8	33.5
14	1,221	4	0	0.0	0.3
15	206	5	0	0.0	2.4
16	730	9	2	0.3	1.5
17	736	6	0	0.0	0.8
18	532	2	2	0.4	0.8
19	209	0	0	0.0	0.0
20	93	5	1	1.1	6.5
21	363	0	0	0.0	0.0
22	302	0	0	0.0	0.0
23	926	4	1	0.1	0.4
24	25	0	0	0.0	0.0
25	118	2	2	1.7	3.4
26	146	1	0	0.0	0.7
27	158	41	56	35.4	61.4
28	0	-	-	-	-
TOTALS	15,497	2,236	1,203	7.8	22.2

\*This percentage of substandard dwellings would have been significantly higher had not the units in the newly annexed area been counted.



1000 0 1000 2000  
SCALE IN FEET

## WILMINGTON

NORTH CAROLINA

### NEIGHBORHOOD ANALYSIS

% of Total D. U.'S in Block Which  
Have 1.01 or More Persons per Room

1 - 20% 21 - 40%  
41 - 60%

OVERCROWDING WITHIN STRUCTURES 4

# OVERCROWDING WITHIN STRUCTURES\*

In the table below the ratio of 1.01 or more persons per room was selected by the U. S. Census Bureau as the indicator of overcrowding in the individual housing unit. Since criteria for overcrowding is set relatively low, it does include certain accommodations which are not objectionable, such as one room efficiency apartments occupied by a couple. However, the majority of housing units falling in this category represent undesirable crowding in varying degrees. Such conditions not only limit privacy, but often aid in the spread of communicable diseases and present other health hazards.

Districts 6 and 13 have the highest overcrowding problem of any district in the city. More than one out of every four occupied units in these two districts were overcrowded in 1960. Districts 1, 4, 5, and 14 also had a significant overcrowding problem. Except for district 14, all of the above mentioned districts also ranked highest in structural deterioration.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	17	18.5	1.0	17	98	13.4	5.9
2	(**)	-	-	18	NA	-	-
3	114	14.7	6.9	19	NA	-	-
4	248	13.6	15.0	20	NA	-	-
5	233	18.5	14.1	21	NA	-	-
6	272	26.0	16.4	22	NA	-	-
7	6	(***)	0.3	23	NA	-	-
8	8	2.0	0.5	24	NA	-	-
9	20	2.5	1.2	25	NA	-	-
10	20	2.3	1.2	26	NA	-	-
11	70	7.9	4.2	27	NA	-	-
12	55	10.1	3.3	28	NA	-	-
13	286	27.1	17.3				
14	171	14.0	10.3		1,657	13.27	
15	10	4.9	0.6		(City)	(City)	
16	29	4.0	1.8		(Total)	(Average)	

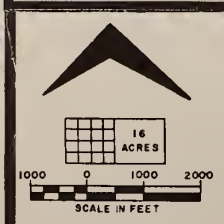
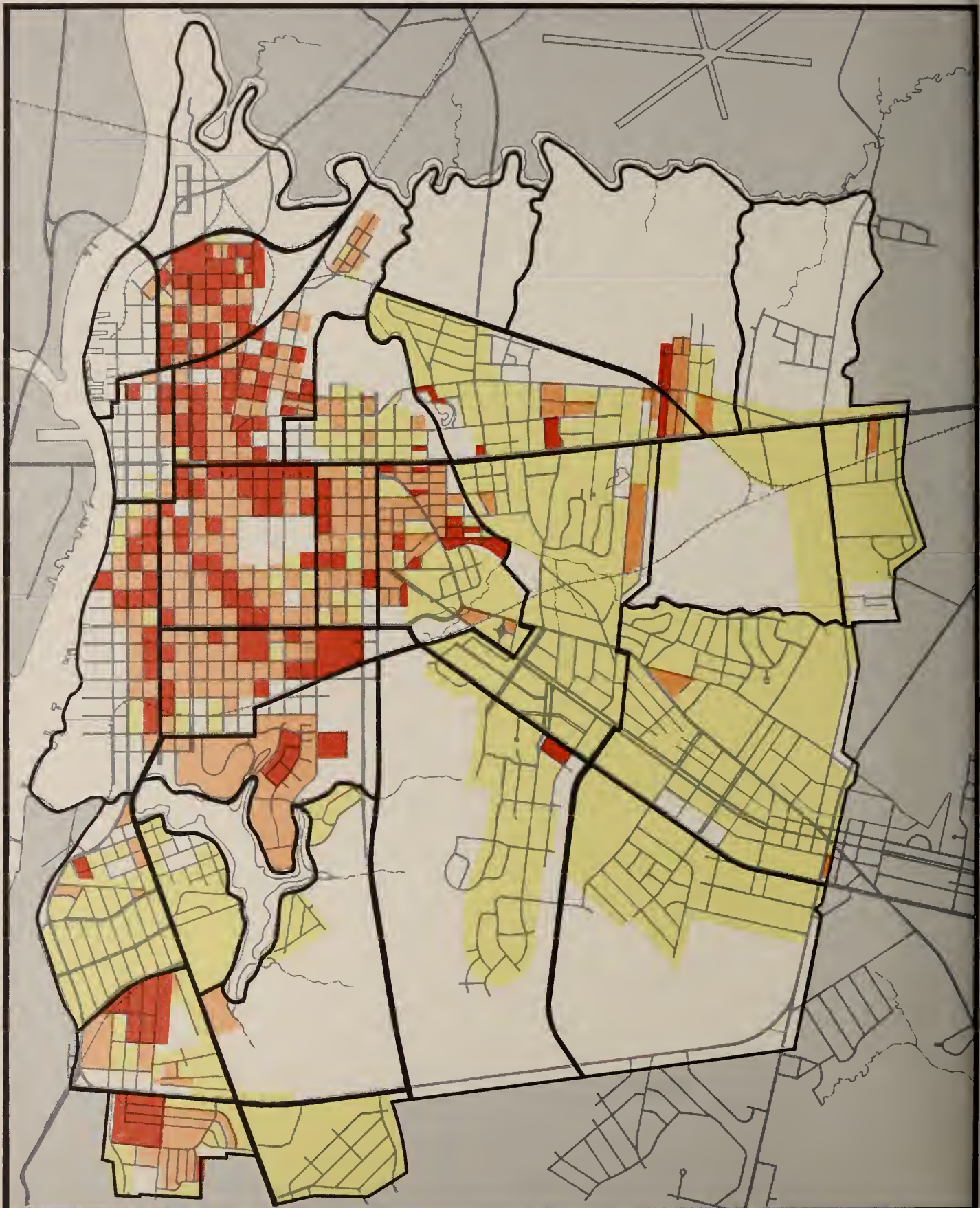
\* Data below does not include dwellings in newly annexed area.

(\*\*) No dwelling units in this district at present.

(\*\*\*) Only 7 units in this district.

NA Information not available.





# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

Number of D.U.'S Per Net Acre  
of Land in Block

0.1 - 6.9	7.0 - 11.9
12.0 and above	

OVERBUILDING

## OVERBUILDING

### Average Dwelling Unit Densities

District	Density	District	Density	District	Density	District	Density
1	13.4	8	6.1	15	4.4	22	2.0
2	0.0	9	3.9	16	5.1	23	3.0
3	13.2	10	2.8	17	9.8	24	3.1
4	10.9	11	7.7	18	7.1	25	2.8
5	10.5	12	8.9	19	2.4	26	1.5
6	12.5	13	10.0	20	3.4	27	6.0
7	1.7	14	11.8	21	3.0	28	0.0

In order to determine the intensity of residential land use in a given area, net residential densities for each block were calculated and plotted on the map on the opposite page. Net residential density is the number of dwelling units per net acre of residential land, i.e., land devoted to residential buildings and accessory uses on the same lot, such as informal open spaces, drives, and service areas, excluding land for streets, public parking, playgrounds, and nonresidential buildings.

The importance of noting densities in a particular area is to show the crowding of people and structures on the land and the amount of open space available to the families. For example, the percent of land covered by buildings in a given block reflects, in general, the amount of open space available for gardens, childrens' play area, outdoor living, community facilities, and the like. Since densities bear an obvious relation to the spacing of buildings and their height, another important factor is measured by densities, namely the approximate amount of light and air admitted to dwellings.

It should not be construed that all high dwelling unit density development is bad or that low density development is a guarantee of healthy and pleasant living conditions. Good design practice can provide adequate open spaces for all outdoor functions of family life at relatively high densities. On the other hand, poor site planning may create land crowding and the lack of usable open space even at low densities.

The committee on the Hygiene of Housing, American Public Health Association, in its publication "Planning the Neighborhood," recommends the following minimum standards for single-family and two-family housing:

<u>Structural Type</u>	<u>Lot Size (feet)</u>	<u>Net Residential Area Per Family (square feet)</u>
one-family detached	60 x 100	6,000
two-family detached	80 x 100	4,000

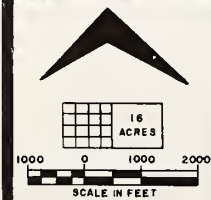
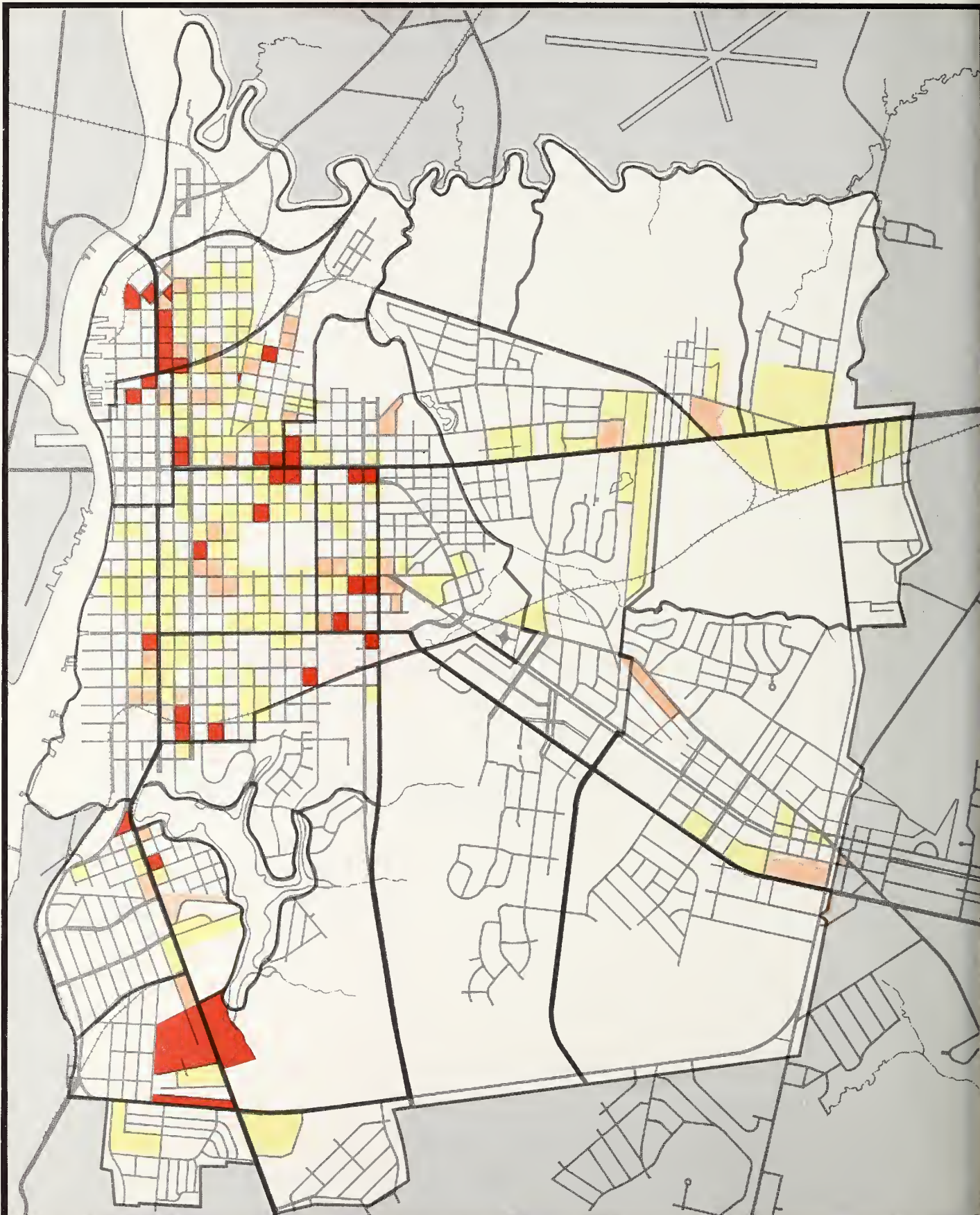


Since approximately 90% of all housing in Wilmington is one and two-family dwellings, these standards were used as the basis for analyzing net residential density. On the basis of these standards, residential development under 7 dwelling units per acre is considered within the standard; densities from 7 to 11.9 dwelling units per acre indicate residential development with maximum desirable densities, and 12 and over dwelling unit per acre indicate residential development at greater densities than desirable for a healthful environment. Blocks containing 12 or more dwelling units per acre generally are concentrated in areas in which housing is of extremely poor structural quality. This relationship is especially true when we note that Districts 3, 4, 5, 6, and 13 seem to have the highest dwelling unit densities in the entire city. These same districts also ranked highest in structural deterioration statistics also. An exception to this generalization would be the high densities shown in Districts 14 and 18 where blight is not yet widespread. One reason for this is that in these districts multiple-family apartment developments are a pre-dominant land use.



CHAPTER IV

# environmental conditions



# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

Total Area of Residential Blocks Devoted to Industrial or Commercial Use

1 - 25 %
  26 - 50 %
  51 % or more

MIXED LAND USE

## MIXED LAND USE

Traffic congestion, noise, air pollution, and other safety and health hazards are problems which all too often typify the mixing of industrial and commercial establishments with residences. There are certain areas in various cities across the United States, where small shops, grocery stores, and "clean" industries have shown themselves to be desirable neighbors, or sometimes even charming assets to residential areas. However, more typical are the undesirable effects of industry and businesses on the surrounding homes. The extent and severity of the damage attributed to business establishments varies greatly with the types, sizes, and locations of these functions within the neighborhood. Generally, homes decline in value; and an unusually high number of vacancies crop up; and the neighborhood takes on the physical characteristics of blight.

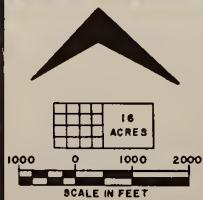
Mixed land uses are predominately concentrated in the older part of the city although indiscriminate strip commercial zoning along major streets in the outlying areas are rapidly encouraging the mixture of residential and nonresidential uses.\* Districts 4, 5, and 6 (those with a high degree of structural blight) seem most affected by mixed uses. The mixing of land uses within blocks in these three districts, in particular, is widespread. Mixed uses are also a significant problem within Districts 9, 13, 15, and 17.



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\* The City's Zoning Ordinance permits residential development in both commercial and industrial zones. This Ordinance should be amended to create "clean" zones, whereby residential uses would only be permitted in those areas zoned for this type of use.





# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

- █ Unpaved Streets
- █ Narrow Streets

# NARROW AND UNPAVED STREETS\*

Unpaved and narrow streets are frequently accompanied by dust, mud, and poor drainage - not to mention discomfort. They foster traffic congestion, pedestrian and vehicular accidents and excessive noise. They also greatly reduce the ease of passage from one part of the district or city to another; at best this is a nuisance to those who must travel them daily, at worst a hindrance to emergency vehicles such as fire trucks and ambulances. Residential areas served by such streets suffer a consequent reduction in desirability and value. Exhibit 7 shows the locations of such streets in Wilmington.

Districts 4, 5, 6, and 13, which are among the most structurally deteriorated districts in the entire city, also rank highest in the existence of unpaved and narrow streets. These four districts contain approximately 43 percent of the city total of unpaved and narrow streets (11.40 miles). Districts 9, 14, and 27 also rate quite high in this indice of blight, each of which has almost two miles of unpaved or narrow streets within their boundaries.

Planning District	Unpaved Streets (in feet)	Narrow Streets** (in feet)	Total Length (in miles)	Planning District	Unpaved Streets (in feet)	Narrow Streets** (in feet)	Total Length (in miles)
1	0	300	0.06	17	1,800	0	0.34
2	1,000	700	0.32	18	2,600	0	0.49
3	1,850	1,350	0.61	19	2,400	0	0.45
4	11,200	2,250	2.55	20	2,200	0	0.42
5	5,400	6,950	2.34	21	900	0	0.17
6	9,300	8,000	3.28	22	2,000	0	0.38
7	300	400	0.13	23	3,700	2,500	1.17
8	500	650	0.22	24	0	0	0
9	8,100	2,100	1.93	25	2,700	600	0.63
10	2,000	100	0.40	26	0	200	0.04
11	4,000	0	0.76	27	3,400	6,000	1.78
12	6,400	0	1.21	28	0	0	0
13	13,300	3,750	3.23				
14	8,000	1,700	1.84				26.73
15	3,200	1,550	0.90				(City)
16	5,700	0	1.08				(Total)

\* Information contained in chart below and on Exhibit 7 from City Engineering Department records - July 1, 1964.

\*\* A "narrow street," according to this survey, is considered an unpaved street which has less than 15 feet of passable width. The total length of narrow streets was tabulated separately from the standard unpaved street.

\* Information contained in chart below and on Exhibit 7 were from City Engineering Department records - July 1, 1964.

\*\* A "narrow street", according to this survey, is considered an unpaved street which has less than 15 feet of passable width. The total length of narrow streets was tabulated separately from the standard unpaved street.





<p>16 ACRES</p> <p>1000 0 1000 2000</p> <p>SCALE IN FEET</p>	<h2 style="text-align: center;">WILMINGTON</h2> <p style="text-align: center;">NORTH CAROLINA</p> <h3 style="text-align: center;">NEIGHBORHOOD ANALYSIS</h3>	<p>Thoroughfares Carrying 4,000 or More Vehicles per Day</p> <p>10 0 10 20 30</p> <p>VEHICLES IN THOUSANDS</p> <table border="1" style="width: 100%;"> <tr> <td style="width: 80%;">AVERAGE DAILY TRAFFIC VOLUMES</td> <td style="width: 20%; text-align: center;">8</td> </tr> </table>	AVERAGE DAILY TRAFFIC VOLUMES	8
AVERAGE DAILY TRAFFIC VOLUMES	8			



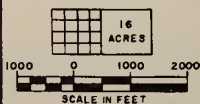
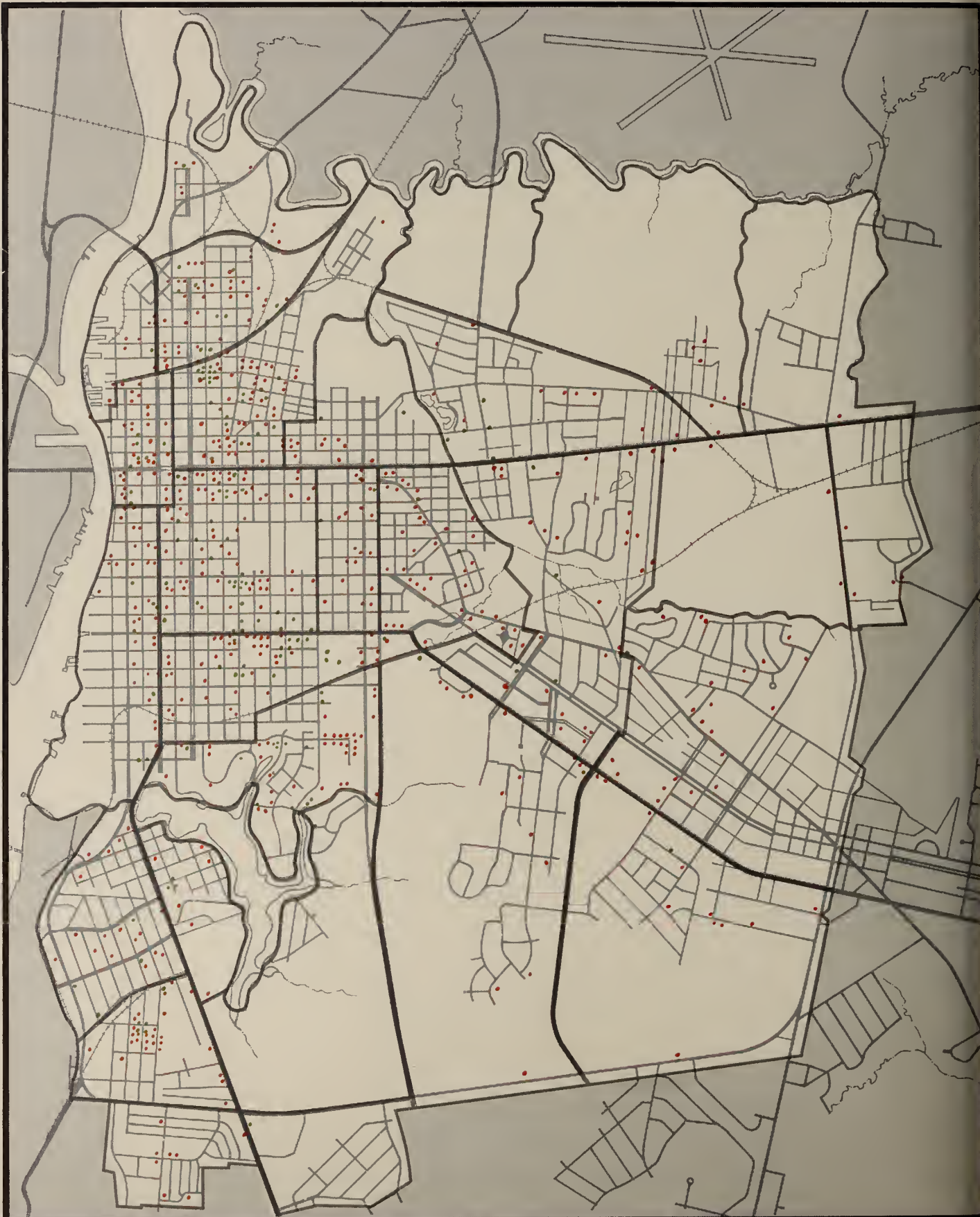
## HEAVY TRAFFIC VOLUMES

While all cities require major thoroughfares for the fast and efficient movement of traffic, the residences along such streets nevertheless will suffer blighting effects (from noise, exhaust fumes, litter, safety hazards, etc.). "Better" neighborhoods are generally characterized by the separation of residences from major thoroughfares; whether by large setbacks, foliage screening or other techniques for minimizing contact. Blighted neighborhoods, on the other hand, commonly feature an unhappy mixture of automobiles and playing children. Exhibit 8 shows the daily vehicular volumes on the major thoroughfares in the city.\*

In general, residences located on these major thoroughfares have suffered adversely from these high traffic volumes. Exceptions to this would be, generally, those structures located along Market Street, Fifth Street and Third Street (south of Market) which have plazas in the center. The homes on these streets have, in general, large setbacks. In addition, thick mature trees are located adjacent to these streets and within the plazas. These trees have had the effect of neutralizing much of the adverse effect of this heavy traffic. Consequently, these homes have not deteriorated to the extent other homes on major thoroughfares have.

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\* A thoroughfare carrying less than 4,000 vehicles per day was not shown on the map. Traffic volumes were obtained from a 1963 count by the N. C. Highway Commission.



# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

- Class A, B, and C Fires
- False Alarms

MAJOR FIRE CALLS

## MAJOR FIRE CALLS

Major fires tend to occur more frequently in structurally blighted areas than elsewhere. This fact stems primarily from the fire hazards which accompany crowded living quarters in old frame buildings, inadequate storage of trash or unused furniture (often in cellars, on porches, etc.), faulty electrical wiring of fixtures, unsafe heating devices and the like -- all being conditions which tend to be found in greatest concentration in blighted areas.

As seen in Exhibit 9, the correlation between degree of blight and number of major fires in the respective districts is not perfect, fires can and do occasionally strike the best of neighborhoods. Nevertheless, there tends to be a concentration of such fires in the same districts that show other indices of blight being concentrated.

Planning District	Total Number of Fires	Fires/100 Occupied Dwellings in District	% of City Total	Total No. of False Alarms	% of City Total	Planning District	Total Number of Fires	Fires/100 Occupied Dwellings in District	% of City Total	Total No. of False Alarms	% of City Total
1	29	31.5	5.2	9	5.7	17	27	3.7	4.8	5	3.2
2	8	(**)	1.4	1	0.6	18	7	1.3	1.3	0	0.0
3	30	3.9	5.4	5	3.2	19	0	0.0	0.0	1	0.6
4	71	3.9	12.7	33	21.0	20	0	0.0	0.0	1	0.6
5	54	4.3	9.7	28	17.8	21	12	3.3	2.1	1	0.6
6	32	3.1	5.7	13	8.3	22	9	3.0	1.1	1	0.6
7	11	(***)	2.0	1	0.6	23	36	3.9	6.4	2	1.3
8	12	3.1	2.1	2	1.3	24	2	8.0	0.4	0	0.0
9	13	1.6	2.3	6	3.8	25	6	5.3	1.1	0	0.0
10	33	3.8	5.9	4	2.5	26	0	0.0	0.0	0	0.0
11	37	4.2	6.6	3	1.9	27	8	5.2	1.4	0	0.0
12	18	3.3	3.2	4	2.5	28	0	0.0	0.0	0	0.0
13	40	3.8	7.2	16	10.2						
14	38	3.1	6.8	14	8.9		557****	3.7		157	
15	7	3.4	1.3	3	1.9		(City)	(City)		(City)	
16	17	2.4	3.0	4	2.5		(Total)	(Average)		(Total)	

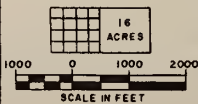
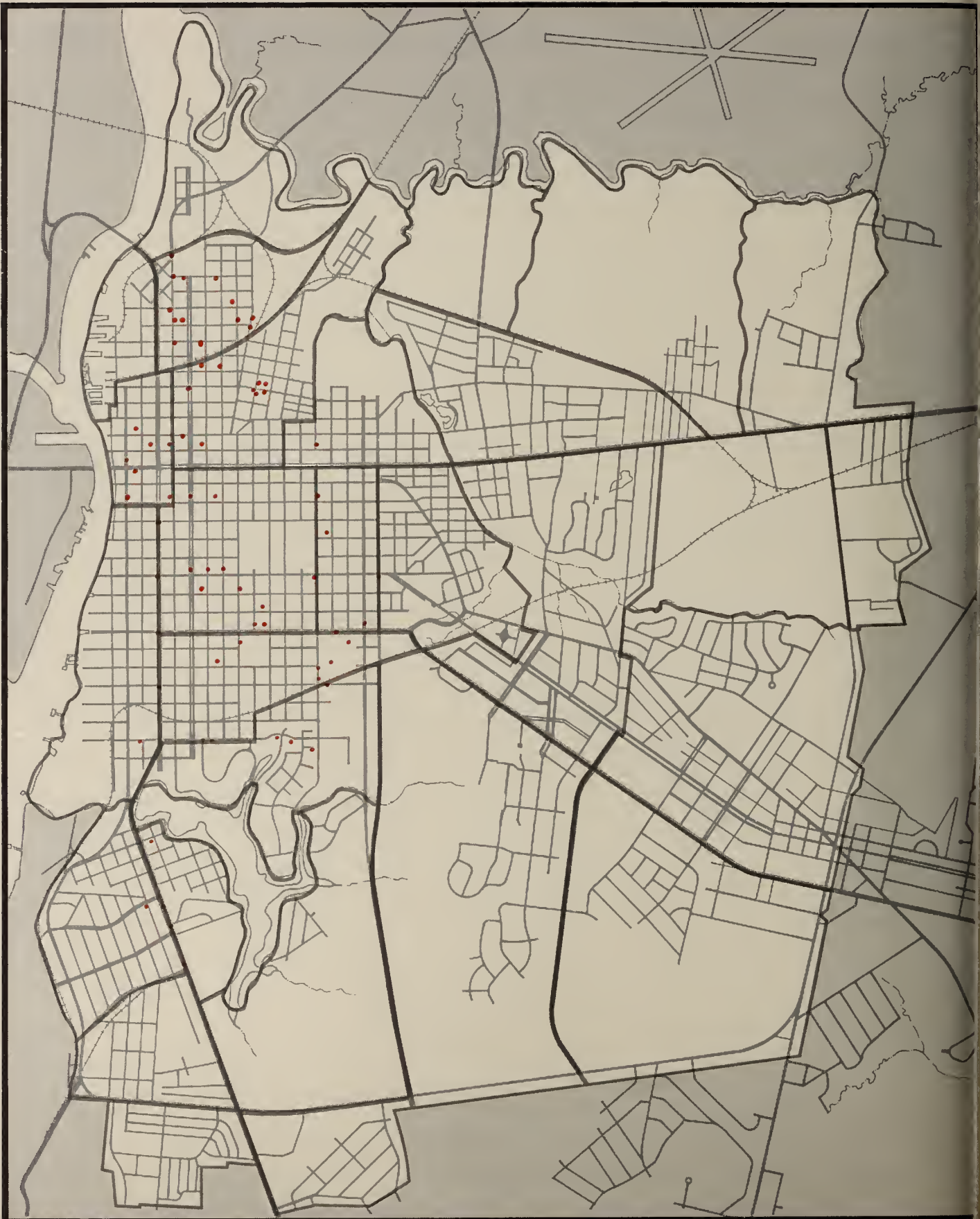
\* Information contained in chart below and on Exhibit 9 were obtained from records provided by the City Fire Department and County Volunteer Companies (which served the newly annexed area in 1964) - January to December, 1964. Included within this major fires classification are the following: Class "A", Combustibles; Class "B" Oils and Greases; and Class "C", Electrical. Class "D" Combustible Auto Fires, were not tabulated as it does not indicate a particular problem relating to a specific district.

(\*\*) No dwelling units in this district at present.

(\*\*\*) Only seven dwelling units in this district.

\*\*\*\* 218 fires, or 39% of the total number of fires concerned residential structures or accessory buildings.





# WILMINGTON

NORTH CAROLINA

## NEIGHBORHOOD ANALYSIS

● Location of One Accident

PEDESTRIAN ACCIDENTS

# PEDESTRIAN ACCIDENTS\*

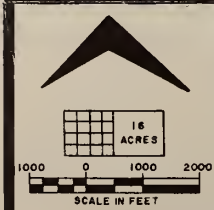
There were a total of 92 pedestrian accidents recorded in Wilmington in 1964. Of this total 55 occurred on interior streets and the remaining 7 occurred on major streets which formed the boundary of two or more districts. The majority of accidents in Wilmington occurred either downtown or on one of the city's major thoroughfares, where traffic is heaviest. Often, however, the occurrence of pedestrian accidents on an interior street in a neighborhood is indicative of an inadequate separation of vehicular from pedestrian traffic. Residences located on a thoroughfare with fast and heavy traffic are at a great disadvantage in terms of safety. A district tightly packed with structures, leaving little or no open space for play, is apt to feature children playing on sidewalks and in the streets. Residential streets which lack an adequate supply of off-street parking places and are lined with parked cars, pose an additional hazard to the pedestrian stepping from between them to cross. A high incidence of pedestrian accidents when often indicates not only heavy traffic but a faulty arrangement of land uses as well.

Aside from the central business district, Districts 4, 5, 6, 13, and 16 ranked the highest in the rate of pedestrian accidents occurring on interior streets.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	7	7.6	12.7	17	1	0.1	1.8
2	0	0.0	0.0	18	0	0.0	0.0
3	1	0.1	1.8	19	0	0.0	0.0
4	11	0.6	20.0	20	0	0.0	0.0
5	9	0.7	16.4	21	0	0.0	0.0
6	12	1.1	21.8	22	0	0.0	0.0
7	1	(**)	1.8	23	0	0.0	0.0
8	1	0.3	1.8	24	0	0.0	0.0
9	0	0.0	0.0	25	0	0.0	0.0
10	0	0.0	0.0	26	1	0.7	1.8
11	0	0.0	0.0	27	0	0.0	0.0
12	0	0.0	0.0	28	0	0.0	0.0
13	7	0.7	12.7				
14	3	0.2	5.5		55	0.4	
15	0	0.0	0.0		(City)	(City)	
16	1	0.1	1.8		(Total)	(Average)	

\* Information contained in chart below and on Exhibit 10 were obtained from City Police Department records - January to December, 1964.  
The above statistics only include accidents occurring on interior streets.  
(\*\*) Only seven dwelling units in this district.





# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

Location of Two or More Accidents

▲ 2-5 Accidents	▲ 10-14 Accidents
■ 6-9 Accidents	★ 15 or More

VEHICULAR ACCIDENTS



## VEHICULAR ACCIDENTS

There were a total of 2,216 vehicular accidents recorded in Wilmington in 1964. Of this total 809 occurred on interior streets and the remaining 1,407 occurred on major streets which formed the boundary of two or more districts.

Districts traversed by heavy vehicular traffic and disrupted by violent crashes of automobiles are less desirable places to live, especially for those whose front yards and porches are only a few feet from the thoroughfare. Too many times such thoroughfares become stripped with commercial uses and spotted with overcrowded rooming houses and homes converted into make-shift apartments. Such a process often begins the decline of a district

The majority of all accidents in Wilmington occurred either downtown or on one of the city's major thoroughfares where traffic is heaviest. In regard to accidents on interior streets, Districts 1 (CBD), 5 and 8 ranked highest of any Districts in the City. As mentioned earlier in this report, district 5 has major internal circulation problems in addition to several dangerous acute angle intersections. District 8, a structurally sound area, faces a major blighting influence in regard to vehicular accidents.

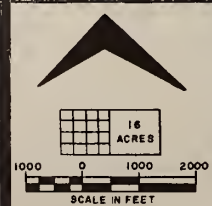
Planning District	Total No. of Accidents	Total No. of Accident Intersections	Accidents Per 100 Occupied Dwellings in District	Planning District	Total No. of Accidents	Total No. of Accident Intersections	Accidents Per 100 Occupied Dwellings in District
1	134	21	(**)	17	3	1	0.4
2	14	6	(-)	18	6	3	1.1
3	36	13	4.6	19	1	1	0.5
4	132	36	7.3	20	3	0	3.3
5	145	37	11.5	21	0	0	0.0
6	69	22	6.6	22	0	0	0.0
7	11	7	(***)	23	11	8	1.2
8	38	16	9.7	24	0	0	0.0
9	30	10	3.8	25	0	0	0.0
10	20	8	2.3	26	1	1	0.7
11	29	14	3.3	27	2	1	1.3
12	20	11	3.7	28	0	0	0.0
13	42	16	4.0				
14	39	8	3.2	TOTALS	809	250	5.3
15	6	1	2.9				(City)
16	17	9	2.4				(Average)

\* Information contained in chart below and on Exhibit 11 were obtained from City Police Department records - January to December 1964. The above statistics only include accidents occurring on interior streets. Vehicular accidents include the following: vehicle to vehicle; vehicle to still object; and a vehicular accident involving injury.

(\*\*) Only 92 dwelling units in this district.

(\*\*\*) Only seven dwelling units in this district.

(-) No dwelling units in this district.



# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

- ▲ Existing Elementary Schools
- Existing Junior High Schools
- Existing Senior High Schools
- Existing Recreation Areas
- Proposed Recreation Areas



## ELEMENTARY SCHOOL AND RECREATION AREAS

### Recreation Areas

At the present time, the City of Wilmington has 290 acres of land devoted to park and recreational uses,\* (plus 130 acres of water surface). Over 90% of this land has been developed through the addition of various facilities. Unfortunately, Wilmington falls woefully short of the State standard of 1,010 acres recommended for cities of Wilmington's population classification, (50,000 and up).

Exhibit 12 points out rather clearly the defects in the current distribution pattern of municipal parks and recreation land. There is a shortage of open space in the more densely populated areas (in the older sections) of the city and an almost total absence of publically-owned open space in the newly annexed area.\* It stands to reason that there is a greater need for open space in the older and more congested neighborhoods of the city than in the outlying area where homes, for the most part, are built on large landscaped and wooded lots.

There is only one community center located within the city and this is functionally and spacially inadequate".\* Several neighborhood centers are found scattered throughout the older portions of the city, all of them being associated physically with public housing projects. There exists a definite need for more neighborhood centers in both the older areas of the community (which are thickly populated) and in the newly developed areas.

Exhibit 12 contains preliminary recommendations for new park and recreation areas for those parts of the city which are in most urgent need of these facilities.

### Elementary Schools

The elementary school is an extremely important part of a well balanced neighborhood. The condition of the school building, the size of the school site and playground area, its service area, and classroom deficiencies or overcrowding are all elements to be considered in analyzing these facilities in the various districts of the city. In urban planning, the elementary school has always been recognized as the essential nucleus around which neighborhoods are planned.

Most of Wilmington's school children attend one of the fourteen elementary schools which are located either within the city limits or in the immediate surrounding area.\*\*

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\* Wilmington Community Facilities Plan, 1965.

\*\* Three schools are joint elementary-junior high schools. Winter Park Elementary is the only school located outside of the corporate limits.



As a whole, the County public elementary school system adequately serve the City's school population. The Wilmington Community Facilities Plan, has, however, pointed out basic deficiencies in regard to these schools.

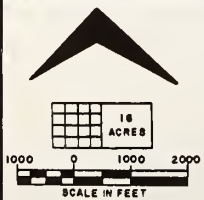
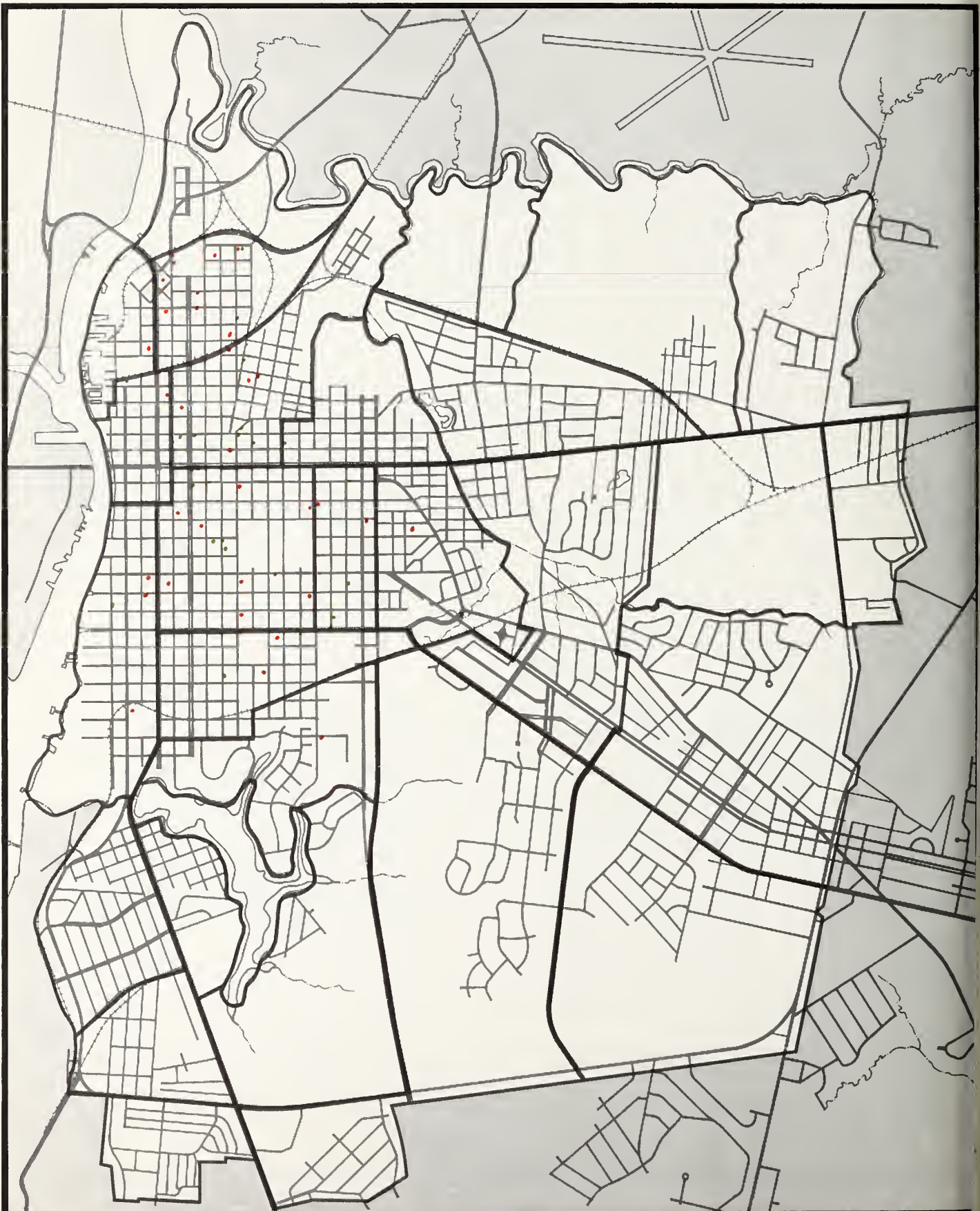
Over 90 percent of the school buildings are in either good or fair structural condition. The schools are comparably well distributed throughout the city, but major locational deficiencies exist in the case of 7 schools. Most of these locational deficiencies are the result of the gradual move of the white population from the inlying areas of the city to the outlying areas. Consequently, this caused a moderate to sharp decrease of enrollments in the schools which originally served this population.

A major problem facing most of the older, inlying schools is that of inadequate sites and playground areas. Classroom deficiencies is a general problem present in nine of the fourteen schools studied. The New Hanover County School Board has current plans for the construction of a new high school in the southeastern section of the city and an addition to Alderman Elementary School which is presently overcrowded. Portable classrooms will be used at Roland Grise Junior High School in the near future to relieve overcrowded conditions which also exist at this school.



CHAPTER V

# social conditions



# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

General Location of Residence  
 Where Case Occurred

- Stillbirth
- Infant Death



# STILLBIRTHS AND INFANT DEATHS\*

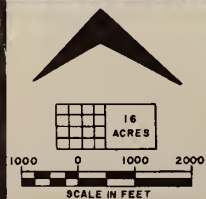
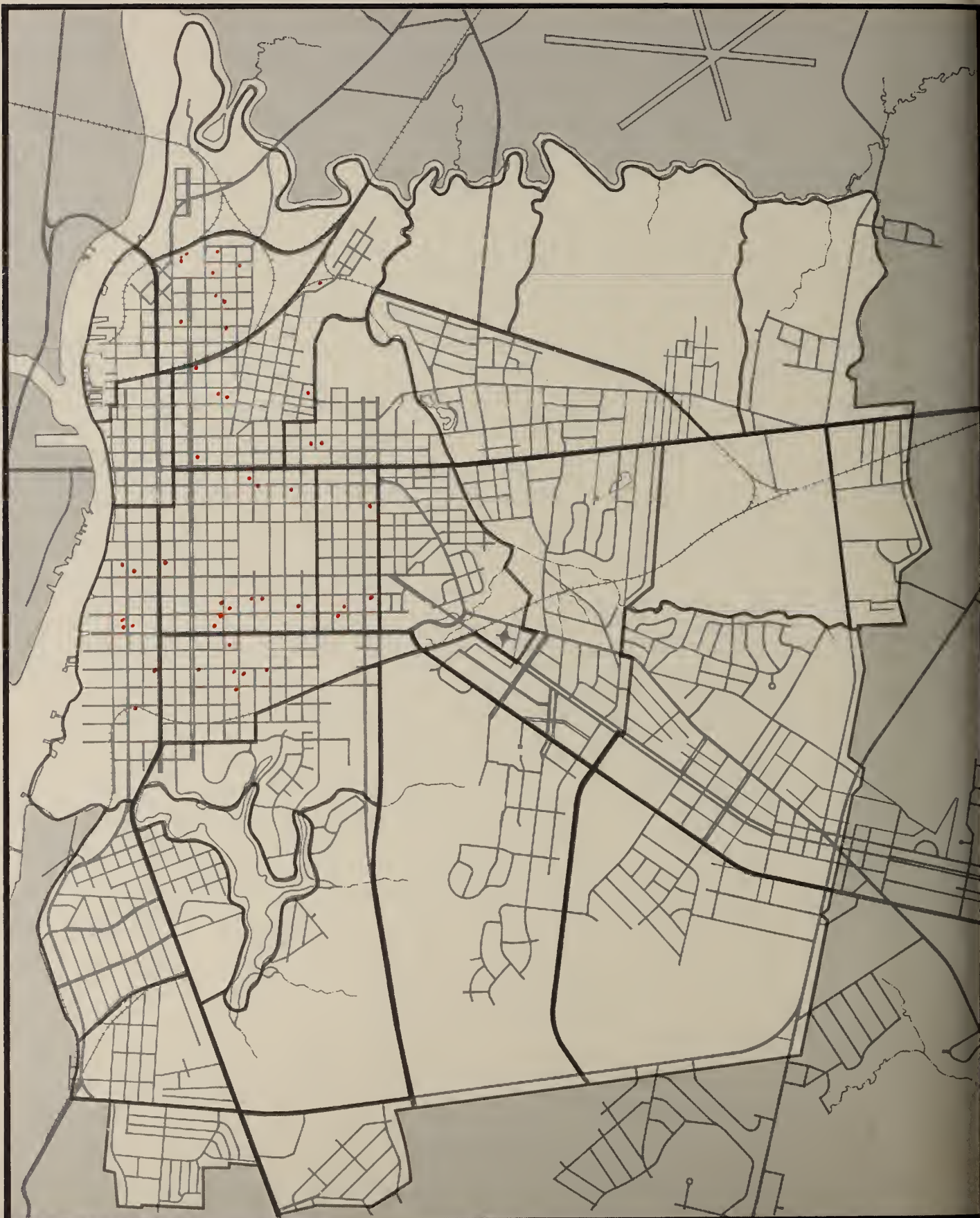
While there may be unique circumstances surrounding any particular case of a stillbirth or infant death, these rates will generally reflect the character of the mother or child's respective physical and social environments. Dilapidated housing and insufficient sanitary facilities are associated with high rates of infant mortality and stillbirths because of their weakening effects on both the baby (after delivery) and the mother before and during pregnancy). Other aspects of low-income status, such as inadequate clothing and diet also take their toll.

The chart below does not indicate conclusively that there is a direct relationship between poor housing conditions and stillbirths and infant deaths. Blighted districts such as 1, 5, and 6 ranked high as did areas in which structures were in good condition such as in districts 20 and 25.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	1	1.1	1.0	17	5	0.7	5.0
2	1	(**)	-	18	2	0.4	2.0
3	5	0.6	5.0	19	1	0.5	1.0
4	16	0.9	15.8	20	1	1.1	1.0
5	16	1.3	15.8	21	0	0.0	0.0
6	12	1.1	11.9	22	0	0.0	0.0
7	0	0.0	0.0	23	3	0.3	3.0
8	0	0.0	0.0	24	0	0.0	0.0
9	3	0.4	3.0	25	2	1.8	2.0
10	2	0.2	2.0	26	1	0.7	1.0
11	3	0.3	3.0	27	1	0.7	1.0
12	5	0.9	5.0	28	0	0.0	0.0
13	7	0.7	6.9				
14	10	0.8	9.9		101	0.7	
15	1	0.5	1.0		(City)	(City)	
16	3	0.4	3.0		(Total)	(Average)	

\* Information contained in chart below and Exhibit 13 taken from New Hanover County Health Department records - July, 1962 to June, 1964.

\*\* ) No dwelling units in this district at present.



# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

General Location of Residence  
Where Case Occurred

● One Case

TUBERCULOSIS CASES

# TUBERCULOSIS\*

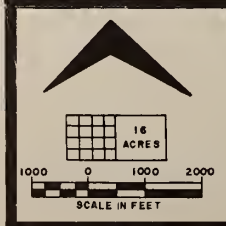
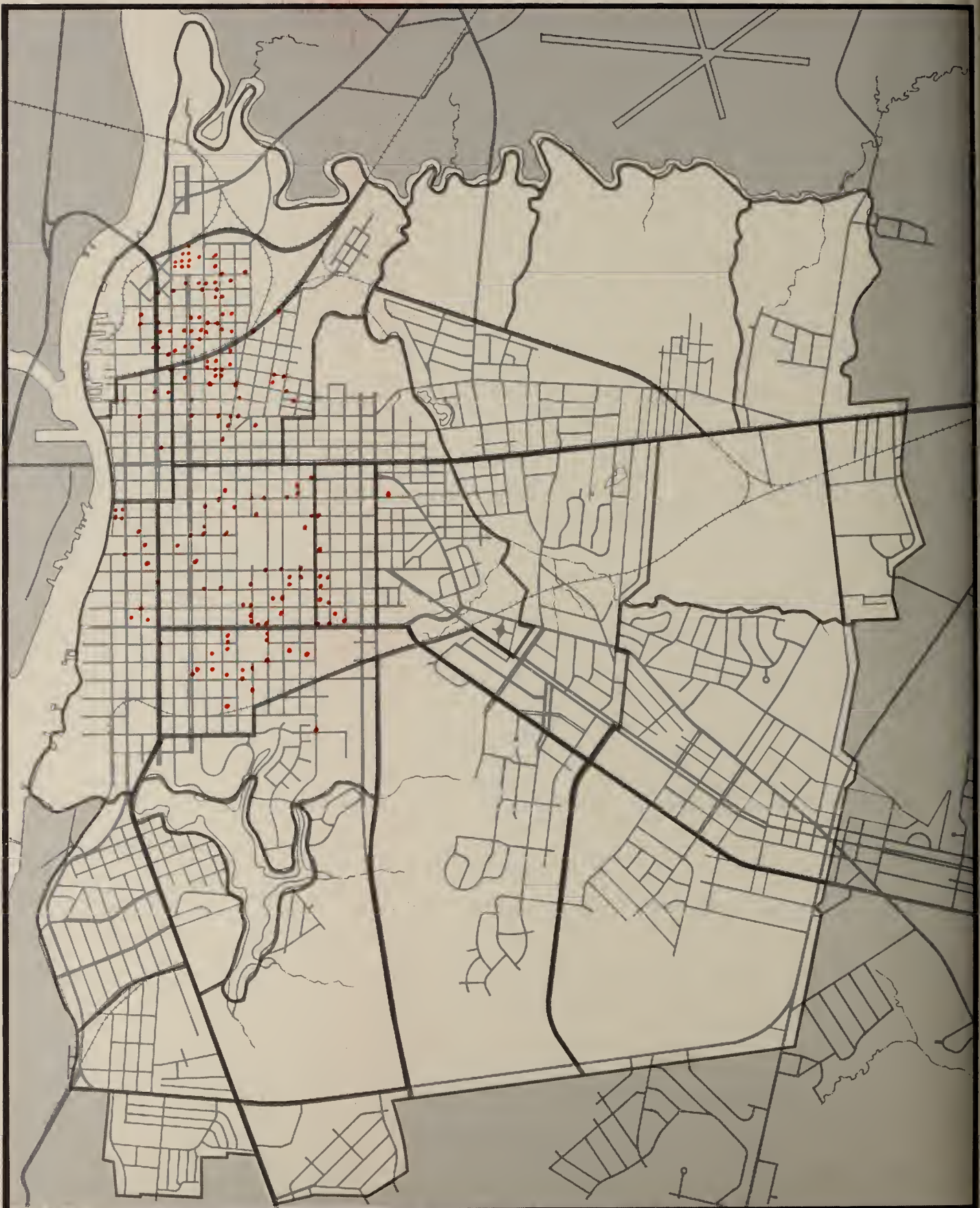
Tuberculosis is not caused by the tubercle bacillus alone. A majority of the people who are exposed to tubercle bacilli do not contract the disease. Tuberculosis apparently develops only where the necessary tubercle bacillus is combined with certain other environmental, physiological, and social conditions. While the exact nature of this combination remains elusive, it seems to occur more frequently in structurally blighted areas than elsewhere. The low economic status, overcrowding, and inadequate fresh air, which contribute so directly to infant deaths, appear to play a similar role in the development of tuberculosis. Exhibit 14 shows the place of residence of tuberculosis patients whose treatment began during the two year period stated below.

In general, districts which ranked highest in other indices of blight ranked high in the incidence of tuberculosis. Districts 1, 3, 4, 6, 12, and 13 are included in this category. These six districts contained more than 50% of all T.B. cases in the entire city. Districts 9 and 25, areas in which structures were in good condition, also ranked high in this index of blight.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	1	1.1	1.2	17	2	0.3	2.4
2	0	0.0	0.0	18	3	0.6	3.7
3	7	0.9	8.5	19	0	0.0	0.0
4	13	0.7	15.9	20	0	0.0	0.0
5	6	0.5	7.3	21	1	0.3	1.2
6	11	1.0	13.4	22	1	0.3	1.2
7	0	0.0	0.0	23	3	0.3	3.7
8	2	0.5	2.4	24	0	0.0	0.0
9	7	0.9	8.5	25	1	0.9	1.2
10	2	0.2	2.4	26	0	0.0	0.0
11	2	0.2	2.4	27	0	0.0	0.0
12	6	1.1	7.3	28	0	0.0	0.0
13	9	0.9	11.0				
14	2	0.2	2.4		82	0.5	
15	0	0.0	0.0		(City)	(City)	
16	3	0.4	3.7		(Total)	(Average)	

Information contained in chart below and on Exhibit 14 taken from New Hanover County Health Department records - July, 1962 to June, 1964.





**WILMINGTON**  
NORTH CAROLINA  
**NEIGHBORHOOD ANALYSIS**

General Location of Residence  
Where Case Occurred  
● One Case

VENEREAL DISEASE

# VENEREAL DISEASE\*

Blighted areas generally contain more than their proportionate share of venereal disease cases. The immediate causes are many; the unwillingness or inability of some groups to adhere to the moral precepts of the larger society; their lack of education regarding the consequences of certain of their acts; the lack of a set of strong communal ties to bind the neighborhood together and regulate the conduct of its residents; etc. Beneath these direct causes, however, may be other more subtle factors related at least in part to the physical environment itself. The slum does little to hinder the spread of venereal disease, and many even abet it.

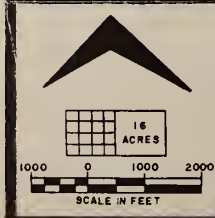
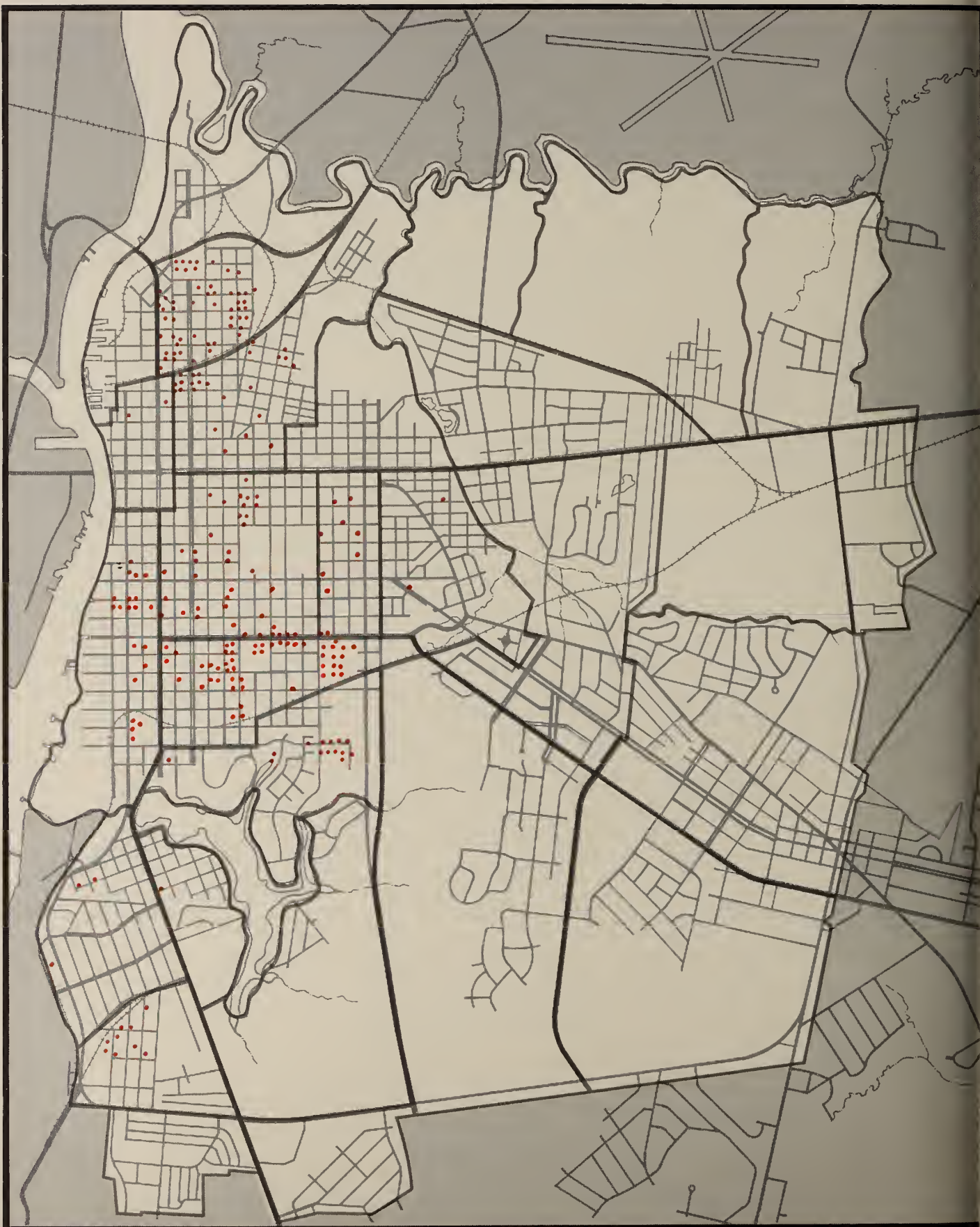
Districts 4, 5, 6 and 13 ranked highest in this indice of blight. These districts had a combined total of 146 cases of venereal disease which is 72 percent of the city total. These same districts also ranked consistently highest in other indices of blight tabulated.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	7	7.6	3.5	17	1	0.1	0.5
2	0	0.0	0.0	18	3	0.6	1.5
3	8	1.0	4.0	19	0	0.0	0.0
4	34	1.9	17.2	20	0	0.0	0.0
5	37	2.9	18.7	21	0	0.0	0.0
6	51	4.9	25.8	22	0	0.0	0.0
7	1	(**)	0.5	23	0	0.0	0.0
8	0	0.0	0.0	24	0	0.0	0.0
9	2	0.3	1.0	25	1	0.9	0.5
10	0	0.0	0.0	26	0	0.0	0.0
11	3	0.3	1.5	27	2	1.3	1.0
12	11	2.0	5.6	28	0	0.0	0.0
13	34	3.2	17.2				
14	3	0.2	1.5		198	1.3	
15	0	0.0	0.0		(City)	(City)	
16	0	0.0	0.0		(Total)	(Average)	

\* Information contained in chart below and Exhibit 15 taken from New Hanover County Health Department records - July, 1962 to June, 1964.

\*\* ) Only seven dwelling units in this district.





# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

General Location of Residence  
 of Offender  
 ● One Case

JUVENILE DELINQUENCY



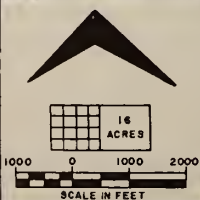
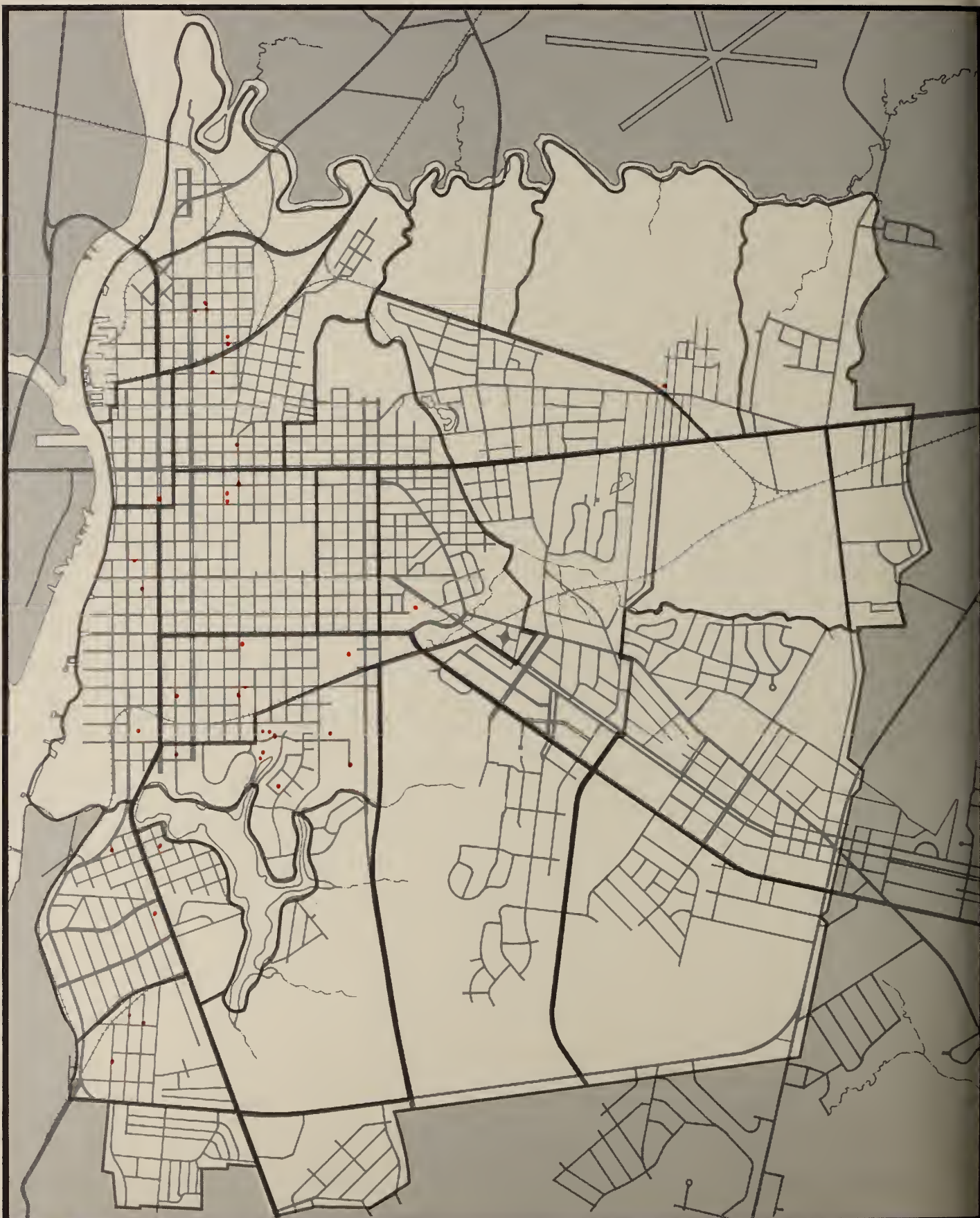
# JUVENILE DELINQUENCY\*

Juvenile delinquency represents a direct attack on community social and legal standards and reflects both social and environmental conditions which affect both children and adults.

In the case of juvenile delinquency, the lack of adequate recreational facilities and programs for children in those districts where this indice of blight rates highest is often indicated. The juvenile delinquency rate is highest in Districts 6 and 13, but is also a significant problem in Districts 3, 4, 5, and 17. All but the last district mentioned are among the most structurally blighted in the entire city.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	2	2.2	0.9	17	9	1.2	3.9
2	0	0.0	0.0	18	0	0.0	0.0
3	21	2.7	9.1	19	0	0.0	0.0
4	41	2.3	17.7	20	0	0.0	0.0
5	26	2.1	11.3	21	0	0.0	0.0
6	52	5.0	22.5	22	0	0.0	0.0
7	0	0.0	0.0	23	0	0.0	0.0
8	0	0.0	0.0	24	0	0.0	0.0
9	0	0.0	0.0	25	0	0.0	0.0
10	0	0.0	0.0	26	0	0.0	0.0
11	2	0.2	0.9	27	1	0.7	0.4
12	7	1.3	3.0	28	0	0.0	0.0
13	51	4.8	22.1				
14	14	1.1	6.1		231	1.5	
15	1	0.5	0.4		(City)	(City)	
16	4	0.6	1.7		(Total)	(Average)	

Information contained in chart below and Exhibit 16 taken from City Juvenile Court records - January to December, 1964.  
 Case of "delinquency" refers to a crime against society committed by a minor. Statistics below include residence of the offender only.



# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

General Location of Residence  
 of Offender  
 ● One Case

DEPENDENT AND NEGLECT CASES

# DEPENDENT AND NEGLECT CASES\*

Dependent and neglect cases seem to indicate many varied problems among which are the lack of parental consideration of their children, the lack of rational family planning and the basic problem of low incomes. The rate of dependent and neglect cases is highest in the central business district (District 1) but District 14, a structurally unblighted area, has by far, the greatest number of cases. Dependent and neglect is also a problem in Districts 6, 13, and 27 which are among the most structurally blighted districts in the entire city.

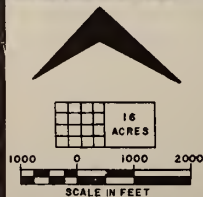
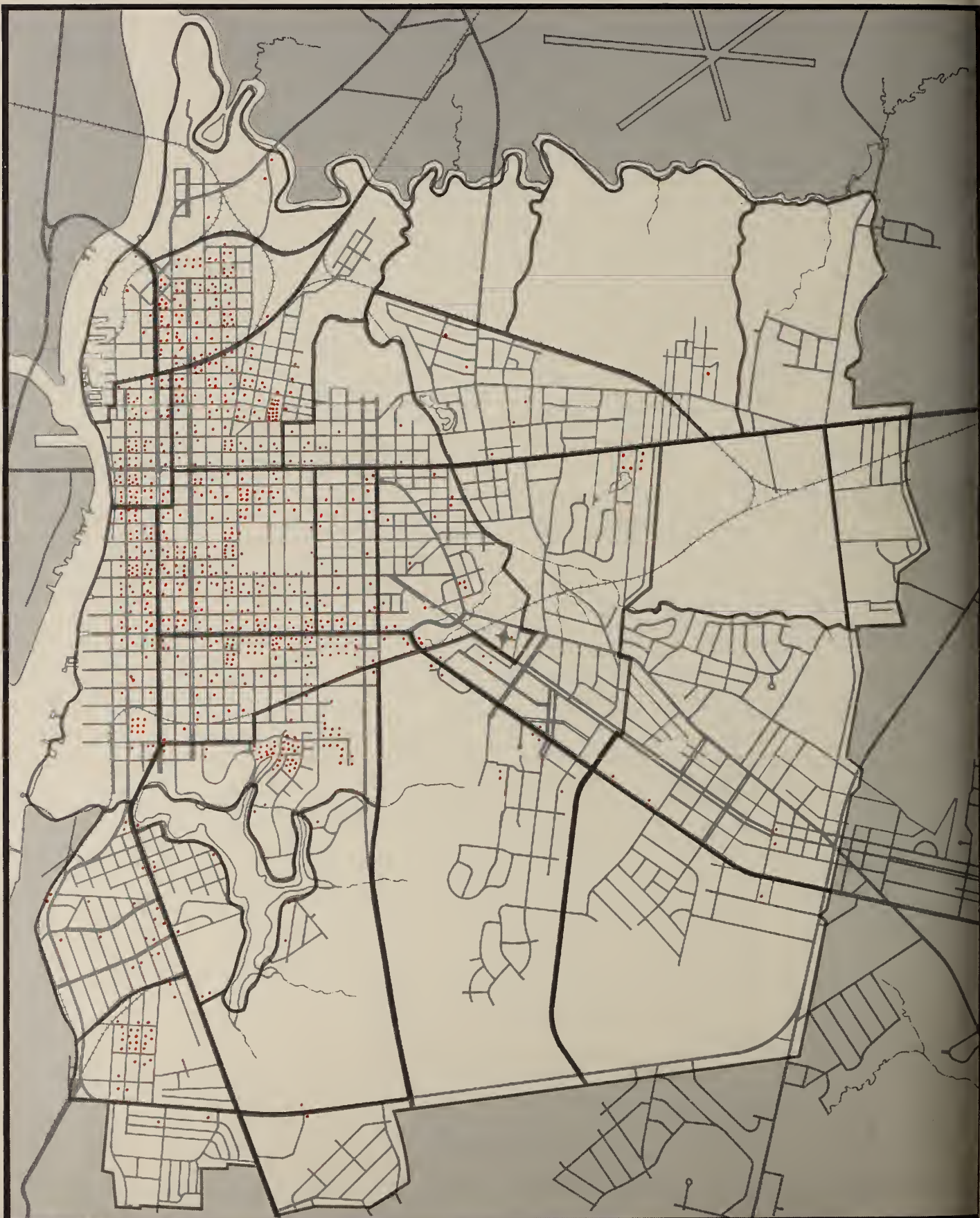
Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	1	1.1	2.8	17	3	0.4	8.3
2	0	0.0	0.0	18	0	0.0	0.0
3	3	0.4	8.3	19	0	0.0	0.0
4	3	0.2	8.3	20	0	0.0	0.0
5	2	0.2	5.6	21	0	0.0	0.0
6	5	0.5	13.9	22	0	0.0	0.0
7	0	0.0	0.0	23	0	0.0	0.0
8	0	0.0	0.0	24	0	0.0	0.0
9	0	0.0	0.0	25	0	0.0	0.0
10	0	0.0	0.0	26	0	0.0	0.0
11	1	0.1	2.8	27	1	0.7	2.8
12	0	0.0	0.0	28	0	0.0	0.0
13	5	0.5	13.9				
14	9	0.7	25.0		36	0.2	
15	1	0.5	2.8		(City)	(City)	
16	2	0.3	5.6		(Total)	(Average)	

Information contained in chart below and Exhibit 17 taken from City Juvenile Court records - January to December, 1964.

\*"dependent" case refers to a minor with no means of support.

\*"neglect" case refers to a child not receiving proper care from his parents or guardians.





# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

General Location of Arrest

● One Arrest

ADULT ARRESTS

18

# ADULT ARRESTS\*

Adult arrests for major crimes include criminal offenses against persons or property. This is the most serious social index reflecting the complete breakdown of the urban environment and of social organization. Persons who live in blighted areas tend to develop a feeling of alienation from the larger society of which they are a part. As a result of this, the legal and moral codes of the larger society are less effective in regulating the conduct of these persons. When ignorance and apathy are added to this feeling of alienation, the incidence of crime and other social ills is increased.

Exhibit 18 shows the location of where each arrest took place. The Central Business District, basically a nonresidential area, had by far, the highest number of arrests per 100 dwelling units. Districts 3, 4, 5, 6, 13, and 17, basically residential areas, also had a significantly high rate of adult arrests.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	64	(***)	9.8	17	22	3.0	3.4
2	2	(-)	0.3	18	0	0.0	0.0
3	65	8.4	10.0	19	1	0.5	0.2
4	120	6.6	18.4	20	4	4.4	0.6
5	76	6.0	11.6	21	6	1.7	0.9
6	74	7.1	11.3	22	1	0.3	0.2
7	6	(****)	0.9	23	3	0.3	0.5
8	8	2.0	1.2	24	0	0.0	0.0
9	14	1.8	2.1	25	0	0.0	0.0
10	9	1.0	1.4	26	0	0.0	0.0
11	14	1.6	2.1	27	0	0.0	0.0
12	22	4.0	3.4	28	0	0.0	0.0
13	79	7.5	12.1				
14	47	3.8	7.2		653	4.3	
15	3	1.5	0.5		(City)	(City)	
16	13	1.8	2.0		(Total)	(Average)	

\* Information contained in chart below and Exhibit 18 taken from City Police Department records - January to December, 1964.  
 Roughly, the places of arrest took place at the following locations: 40% of total at offenders place of residence; 20% at the scene of the crime; 25% near the scene of the crime; 10% near offenders' residence; and 5% of total had no relationship to any of the above places.

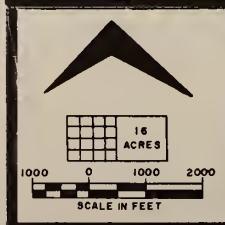
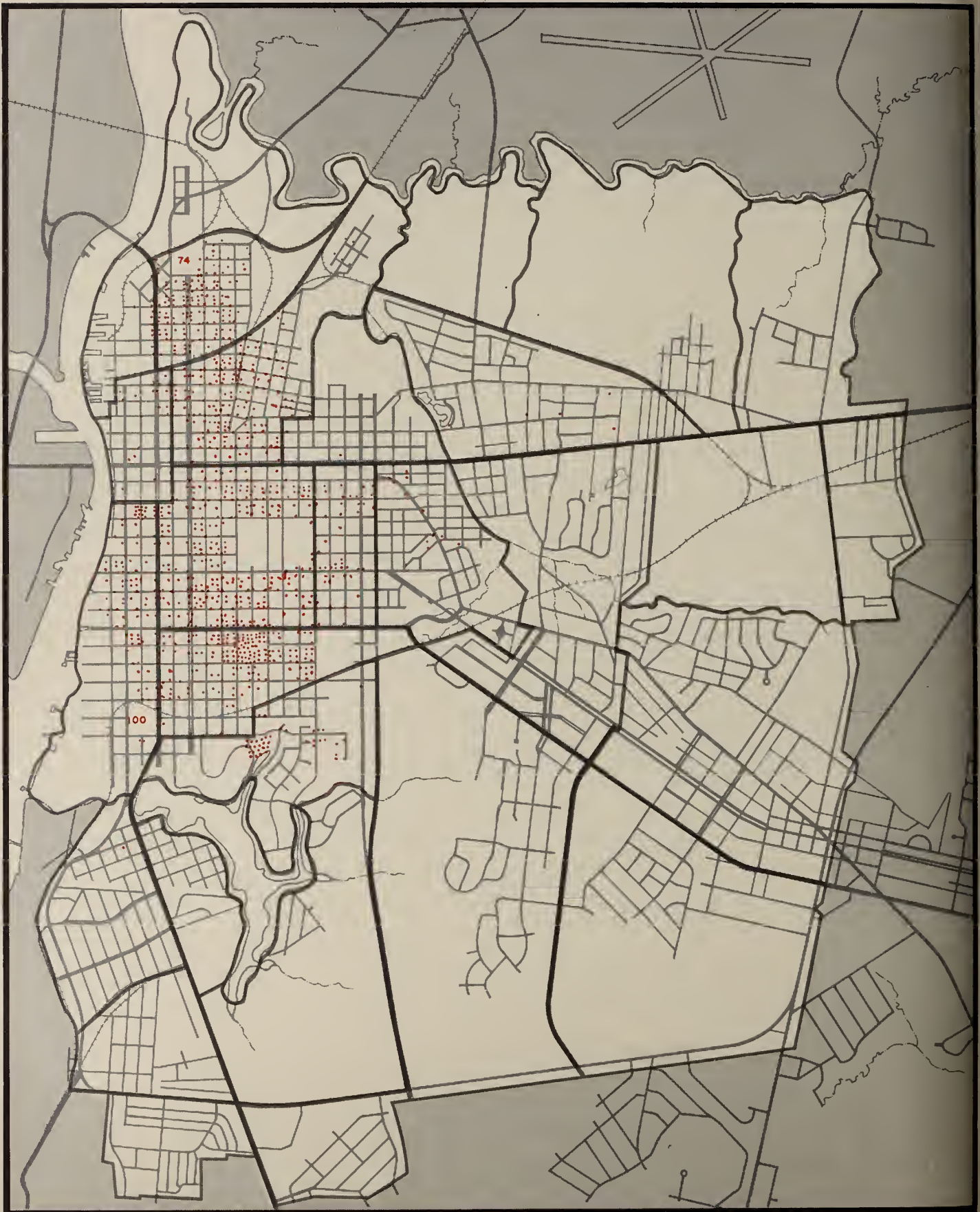
Crimes include the following: murder, assault, manslaughter, rape, robbery, burglary, larceny, and arson.

(\*\*\*) Only 92 dwelling units in this district.

(\*\*\*\*) Only 7 dwelling units in this district.

(-) No dwelling units in this district at present.





**WILMINGTON**  
NORTH CAROLINA  
**NEIGHBORHOOD ANALYSIS**

General Location of Residence  
of the Recipient  
● One Case

PUBLIC WELFARE CASES



PUBLIC WELFARE\*

The forces of ignorance, poverty, and apathy are inextricably tied in the most blighted areas. The inability or unwillingness of residents of an area to earn enough income to adequately support themselves and their families is reflected to a certain extent in the number of welfare recipients in a district. Fifteen hundred and forty-nine persons who reside within the city limits of Wilmington receive welfare assistance of some kind.

Approximately 70% of all city welfare recipients live in one of the following districts: 4, 5, 6, and 13. These districts are among the most structurally deteriorated districts in the entire city. Districts 1, 3, 12, and 27 also rank high in regard to the number of welfare recipients per 100 occupied dwelling units. The above mentioned districts also ranked highest in structural deterioration.

Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total	Planning District	Total No. of Cases	Cases/100 Occupied Dwellings in District	% of City Total
1	15	16.3	1.0	17	6	0.8	0.4
2	2	(**)	0.1	18	20	3.8	1.3
3	165	21.3	10.7	19	3	1.4	0.2
4	343	18.9	22.1	20	0	0.0	0.0
5	242	19.2	15.6	21	0	0.0	0.0
6	243	23.2	15.7	22	2	0.7	0.1
7	5	(***)	0.3	23	13	1.4	0.8
8	5	1.3	0.3	24	1	4.0	(-)
9	40	5.0	2.6	25	1	0.9	(-)
10	4	0.5	0.3	26	1	0.7	(-)
11	28	3.2	1.8	27	17	11.1	1.1
12	61	11.2	3.9	28	0	0.0	0.0
13	249	23.6	16.1				
14	51	4.2	3.3		1,549	10.1	
15	3	1.5	0.2		(City)	(City)	
16	29	4.0	1.9		(Total)	(Average)	

\* Information contained in chart below and Exhibit 19 taken from New Hanover County Welfare Department records - case load as of October 1, 1964. Includes (O.A.A.) Old Age Assistance, (A.P.T.D.) Aid to the Permanently and Totally Disabled, and (A.F.D.C.) Aid to Families with Dependent Children.

\* No dwelling units in this district at present.

\*\* Only 7 dwelling units in this district.

(-) Less than 0.1% of city total.



CHAPTER VI

summary  
and  
recommendations



# SUMMARY OF MAJOR INDICES OF BLIGHT

Planning District	% of Total Dwellings in "G" or "D" Condition		Dwellings Per Net Acre	Narrow & Unpaved Streets (Miles)	Cases/100 Occupied Dwelling Units							Juvenile Delinquency	Adult Arrests	Public Welfare
	Condition	Condition			Overcrowded Conditions	Fires	Pedestrian Accidents	Vehicular Accidents	Stillbirths and Infant Deaths	T.B.	V.D.			
1	6.3	33.3	13.4	0.06	18.5	31.5	7.6	(***)	1.1	1.1	7.6	2.2	(***)	16.3
2	(-)	(-)	(-)	0.32	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
3	10.8	41.6	13.2	0.61	14.7	3.9	0.1	4.6	0.6	0.9	1.0	2.7	8.4	21.3
4	8.7	43.9	10.9	2.55	13.6	3.9	0.6	7.3	0.9	0.7	1.9	2.3	6.6	18.9
5	21.3	52.4	10.5	2.34	18.5	4.3	0.7	11.5	1.3	0.5	2.9	2.1	6.0	19.2
6	49.9	71.5	12.5	3.28	26.0	3.1	1.1	6.6	1.1	1.0	4.9	5.0	7.1	23.2
7	57.1	85.7	1.7	0.13	(**)	(**)	(**)	(**)	0.0	0.0	(**)	0.0	(**)	(**)
8	0.7	3.2	6.1	0.22	2.0	3.1	0.3	9.7	0.0	0.5	0.0	0.0	2.0	1.3
9	0.1	3.1	3.9	1.93	2.5	1.6	0.0	3.8	0.4	0.9	0.3	0.0	1.8	5.0
10	0.2	2.9	2.8	0.40	2.3	3.8	0.0	2.3	0.2	0.2	0.0	0.0	1.0	0.5
11	0.3	11.4	7.7	0.76	7.9	4.2	0.0	3.3	0.3	0.2	0.3	0.2	1.6	3.2
12	3.6	27.5	8.9	1.21	10.1	3.3	0.0	3.7	0.9	1.1	2.0	1.3	4.0	11.2
13	4.8	33.5	10.0	3.23	27.1	3.8	0.7	4.0	0.7	0.9	3.2	4.8	7.5	23.6
14	0.0	0.3	11.8	1.84	14.0	3.1	0.2	3.2	0.8	0.2	0.2	1.1	3.8	4.2
15	0.0	2.4	4.4	0.90	4.9	3.4	0.0	2.9	0.5	0.0	0.0	0.5	1.5	1.5
16	0.3	1.5	5.1	1.08	4.0	2.4	0.1	2.4	0.4	0.4	0.0	0.6	1.8	4.0
17	0.0	0.8	9.8	0.34	13.4	3.7	0.1	0.4	0.7	0.3	0.1	1.2	3.0	0.8
18	0.4	0.8	7.1	0.49	NA	1.3	0.0	1.1	0.4	0.6	0.6	0.0	0.0	3.8
19	0.0	0.0	2.4	0.45	NA	0.0	0.0	0.5	0.5	0.0	0.0	0.0	0.5	1.4
20	1.1	6.5	3.4	0.42	NA	0.0	0.0	3.3	1.1	0.0	0.0	0.0	4.4	0.0
21	0.0	0.0	3.0	0.17	NA	3.3	0.0	0.0	0.0	0.3	0.0	0.0	1.7	0.0
22	0.0	0.0	2.0	0.38	NA	3.0	0.0	0.0	0.0	0.3	0.0	0.0	0.3	0.7
23	0.1	0.4	3.0	1.17	NA	3.9	0.0	1.2	0.3	0.3	0.0	0.0	0.3	1.4
24	0.0	0.0	3.1	0.00	NA	8.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4.0
25	1.7	3.4	2.8	0.63	NA	5.3	0.0	0.0	1.8	0.9	0.9	0.0	0.0	0.9
26	0.0	0.7	1.5	0.04	NA	0.0	0.7	0.7	0.7	0.0	0.0	0.0	0.0	0.7
27	35.4	61.4	6.0	1.78	NA	5.2	0.0	1.3	0.7	0.0	1.3	0.7	0.0	11.1
28	(-)	(-)	(-)	0.00	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)	(-)
City Average	7.8	22.2				3.7	0.4	5.3	0.7	0.5	1.3	1.5	4.3	10.1

\* Accidents which have occurred on interior streets only.  
 (\*\*) Only 7 dwellings in this district.  
 (\*\*\*) Only 92 dwellings in this district.

NA Information not available.  
 (-) No dwellings in these districts.

## SUMMARY OF FINDINGS

This report calls attention to the fact that approximately 3,439 dwelling units, or 22.2 percent of all housing located within the city, are either dilapidated and need to be cleared or have deteriorated to the point where an expensive program of rehabilitation is necessary.

It will be evident from the maps and charts contained in this report, that blight does not confine itself to just a few districts of the city. In varying degrees, structural, environmental or social blight appears in almost every district; although concentrating itself in the older, more densely populated, underlying areas of the city. The chart on the opposite page portrays the magnitude of structural deterioration and social and environmental problems present within each district.

It is commonly recognized that bad housing conditions, and unhealthy social conditions (disease, crime, etc.) are related to each other, but the exact nature of the relationship is difficult to pinpoint. Are undesirable social conditions the result of bad housing and a poor physical environment? Or, on the other hand, does the bad housing exist because of the unhealthy social life occurring within it?

"There is probably an element of truth in both of these views. Blight operates in a vicious spiral: a bad physical environment is conducive to a social environment which tolerates, or even encourages, irresponsible behavior; this behavior in turn contributes to the further deterioration of the physical environment; and so on, in an unending downward spiral. If this is true, there is a strong case for taking action to eliminate the physical manifestations of blight. Such action can eliminate one of the forces driving the spiral downward, and perhaps even start it climbing upward. It is not unreasonable to expect considerable social improvement in any neighborhood which undergoes substantial physical improvement. The pleasant neighborhood, standing where a blighted area or slum once existed, offers a new source of pride to its residents; it gives them a strong incentive for good citizenship."\*

After examining the chart on the preceding page, it will become apparent that District 6 is, by far, the most structurally blighted district in the entire city. District 13, although not as structurally blighted as District 6, is nevertheless the area of the city which rates consistently the highest of any other district in the amount of social and environmental problems present. Overcrowding within dwellings is also a significant problem in District 13. In addition to Districts 6 and 13, Districts 3, 4, 5, 12, and 27 also contribute more than their proportionate share of the city's blight problems. The seven districts mentioned above contain 4.4 percent of the total city population and 43.8 percent of all dwelling units in the city, but account for:

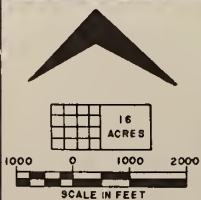
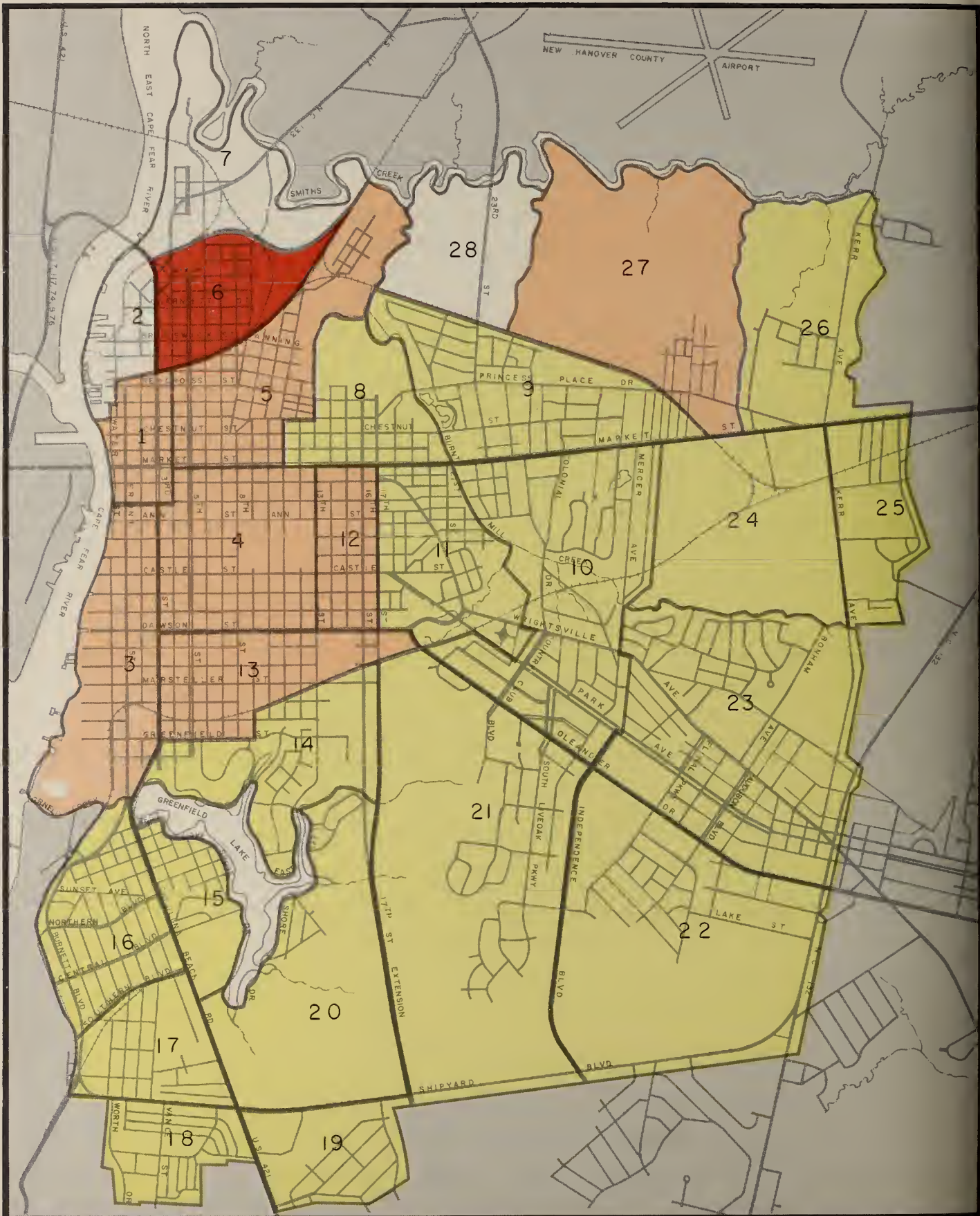
- 97.8 percent of all dilapidated dwelling units
- 90.0 percent of all dwelling units needing major repair
- 72.9 percent of all overcrowded structures

56.1 percent of all unpaved and narrow streets (total miles)  
45.4 percent of all fires  
63.1 percent of all false alarms (fires)  
55.1 percent of all vehicular accidents on interior streets  
72.7 percent of all pedestrian accidents on interior streets  
89.2 percent of all venereal disease cases  
63.4 percent of all cases of tuberculosis  
61.4 percent of all cases of stillbirths and infant deaths  
85.2 percent of all public welfare cases  
66.8 percent of all adult arrests  
86.1 percent of all cases of juvenile delinquency  
52.8 percent of all dependent and neglect cases



HOUSING, ENVIRONMENTAL AND SOCIAL PROBLEMS PRESENT IN THE  
SEVEN MOST BLIGHTED DISTRICTS IN THE CITY

	District 6			Districts 3,4 5,12,13 & 27		Combined Total of Districts	
	City Total	District Total	% of City Total	Total	% of City Total	Total	% of City Total
Population	51,358	3,780	7.4	19,039	37.1	22,819	44.4
Dwelling Units	15,497	1,052	6.8	5,741	37.0	6,789	43.8
<u>Blight Indicator</u>	City Total	Total No. of Cases	% of City Total	Total No. of Cases	% of City Total	Total No. of Cases	% of City Total
HOUSING CONDITIONS							
Dilapidated Dwellings	1,203	525	43.6	651	54.1	1,176	97.8
Dwellings Needing Major Repair	2,236	227	10.2	1,786	80.0	2,013	90.0
Overcrowding Within Dwellings	1,657	272	16.4	936	56.5	1,208	72.9
ENVIRONMENTAL CONDITIONS							
Unpaved and Narrow Streets	26.73*	3.28*	12.3	11.72*	43.8	15.00*	56.1
Fire Alarms	557	32	5.7	221	39.7	253	45.4
False Alarms	157	13	8.3	86	54.8	99	63.1
Pedestrian Accidents	55	12	21.8	28	50.9	40	72.7
Vehicle Accidents	809	69	8.5	377	46.6	446	55.1
SOCIAL CONDITIONS							
Stillbirths and Infant Deaths	101	12	11.9	50	49.5	62	61.4
Tuberculosis	82	11	13.4	41	50.0	52	63.4
Veneral Disease	198	51	25.7	126	63.7	177	89.2
Juvenile Delinquency	231	52	22.5	147	63.6	199	86.1
Dependent and Neglect	36	5	13.9	14	38.9	19	52.8
Adult Arrests	653	74	11.3	362	55.5	436	66.8
Public Welfare	1,549	243	15.7	1,077	69.5	1,320	85.2
Total Miles							



# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

Type of Renewal Treatment Needed			
<span style="display:inline-block; width:15px; height:15px; background-color:yellow; border:1px solid black;"></span> Conservation	<span style="display:inline-block; width:15px; height:15px; background-color:lightorange; border:1px solid black;"></span> Rehabilitation	<span style="display:inline-block; width:15px; height:15px; background-color:red; border:1px solid black;"></span> Redevelopment	<span style="display:inline-block; width:15px; height:15px; background-color:gray; border:1px solid black;"></span> Non-Residential Areas
RECOMMENDED TREATMENT AREAS			20



## RECOMMENDED TREATMENT AREAS

As mentioned at the beginning of this report, one of the purposes of this report is to serve as a preliminary guide for future urban renewal activities. It is the purpose of this section to point out and classify the types of urban renewal treatment needed in each district of the city. The basis of the following recommendations is, of course, the preceding study of housing, environmental and social conditions present in each of the 28 districts of the city.

Exhibit 20, on the opposite page, shows the type of renewal treatment recommended for each district of the city. A specific type of treatment is recommended for twenty-five of the twenty-eight districts analyzed in this report. The three districts omitted (2, 7 and 28) are basically non-residential areas. The types of renewal treatment recommended for each district are preliminary and will be subject to revision as renewal plans are refined.

Three specific types of renewal treatment are proposed for the city. A definition and discussion of each follows:

1. Conservation - This is the type of treatment applied to an area where good environmental conditions exist and adverse blighting factors are absent or negligible.\* The general goal of a conservation program is to preserve and protect the existing conditions of an area. Such a goal can be attained by the strict enforcement of building codes and the minimum housing code, by the proper administration of sound zoning and subdivision controls and by the implementation of comprehensive community plans. In some areas, spot condemnation and clearance of substandard structures may be necessary. The promotion and encouragement of neighborhood self-help organizations to supplement municipal regulations may be desirable in this type of area.

2. Rehabilitation - This is the type of treatment applied to declining areas which are in danger of becoming thoroughly blighted. The goal in such an area is to eliminate the existing causes of blight in its early stages and restore healthy environmental conditions. A rehabilitation program consists of repairing and altering deteriorated structures; removing pockets of dilapidated housing; and using the techniques of "conservation" mentioned above. This type of treatment is generally used in older residential areas where between 10 and 50 percent of the housing units are either deteriorated or dilapidated. This may involve a formal rehabilitation program requiring federal and local financial assistance, or voluntary rehabilitation and rigid code enforcement might prove sufficient.

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\* Less than 10% of all housing units are dilapidated or in need of major repair.



3. Redevelopment - This type of treatment is applied to areas which have declined into an advanced stage of deterioration. Redevelopment is used to eliminate areas of concentrated, dilapidated housing and consists of considerable or total clearance of all housing units and other unsuitable structures in the area. Such projects should be redeveloped in accord with the policies and proposals of the city's comprehensive planning program.

The work involved in each district of the city will not necessarily be limited to what is defined under each of these proposed treatments. A rehabilitation program may include redevelopment and conservation action; a redevelopment project might very well include a great deal of rehabilitation and an area in need of some type of conservation action may include isolated structures which require clearance or repair work. The treatment recommended for a specific district simply indicates the principal type of action required or needed. Although rehabilitation and redevelopment areas are separated in this report, two such areas may be combined to form one renewal project.

## A COMPREHENSIVE BLIGHT CONTROL AND PREVENTION PROGRAM

Efforts are now being made to cope with the blight problem in this community. However, these efforts are handicapped to some extent by the fact they are not a part of a comprehensive blight control program. This creates certain problems. At times, each program seems to be moving off in a direction by itself. Thus, any good which it might have accomplished is sometimes cancelled because a problem which another program is designed to correct or prevent is allowed to remain.

What is needed in Wilmington is a comprehensive program of blight control and prevention. Such a program should include the following elements:

1. A priority schedule should be established for renewal efforts in various parts of the community. This schedule should be developed on the basis of the information set forth in this report.

2. The code programs of the city should be studied and any weaknesses which are found eliminated. In particular, the city's Zoning Ordinance and Subdivision Regulations contain a number of weaknesses which should be corrected. It is recommended that these codes be amended to include the following provisions:

### a. Zoning Ordinance

- (i) Residential uses should not be permitted in the C-1, C-1A, M-1 and M-2 zoning districts. Residential uses should only be permitted in residential zones in order to discourage the intermixing of incompatible uses.
- (ii) Yard requirements should be formulated to regulate development in the C-1 and M-1 zones.
- (iii) Building site requirements for an apartment development of eight or twelve units in size are inadequate in the R-2 zone considering the density of development permitted. Lot area requirements for this type of development in this zone should be increased appreciably from the present requirement of 900 square feet/family for an 8-family dwelling and 800 square feet/family for a 12-family dwelling. If it is felt that the lot area requirements are adequate, then yard requirements should be increased in order to guarantee an attractive, yet, uncongested type of development.

### b. Subdivision Regulations

- (i) All homes located within the city limits, which are presently using septic tanks, should be required to connect to existing public sewer lines, either within a specified period of time or when such septic tank needs repair.
- (ii) No future final subdivision plat should be approved unless the developer makes provisions to connect to existing public sewer and water lines.

- (iii) In order to prevent the compounding of the presently serious problem of unpaved streets in the City, the developer should be required to provide a road base and pave all streets within new subdivisions.

3. The administrative arrangements for the code programs should be studied and, where necessary, steps taken to make these administrative arrangements more efficient and effective. In particular, the provision in the City's Housing Code relating to review and approval by the City Council in all cases of condemnation should be deleted and this review procedure be placed in the hands of a separate housing board. This administrative modification would speed up the condemnation procedure considerably.

4. The activities of various agencies engaged in renewal activities or which could contribute to renewal efforts should be coordinated to increase the effectiveness of the over-all program.

5. Programs to provide park and school facilities and public improvements should be coordinated with local renewal efforts and planning efforts and policies. This can prevent costly oversights, and can help to insure that such programs will fit into the overall development goals and development standards for the community. To insure such coordination all site locations efforts and the programing of all public improvements should be reviewed by the various groups engaged in planning and renewal activities.

6. The city should undertake a community renewal study in order to identify and measure in more specific detail the total renewal needs of the community and in order to identify the resources which are available to meet these needs. The Federal government will finance up to two-thirds of the cost of such a study.

7. As time permits, neighborhood renewal plans should be developed for each of the blighted areas in the community. Such plans should be developed jointly, by the County Health Department, the Community Planning and Development Commission, the Public Housing Authority, the Redevelopment Commission and other such concerned agencies. Such neighborhood renewal plans should include plans for both private and public renewal action.



## GENERAL RECOMMENDATIONS

1. The existing County tax structure should be studied to determine how the present method of taxing city property could be modified in order to penalize owners who neglect their maintenance responsibility and not penalize those others who conscientiously make improvements to and maintain their property. As brought out earlier in this report the opposite situation exists in Wilmington at the present time.

2. The existing Land Use Plan of the city should be updated as soon as possible. The formulation of this plan should go "hand in hand" with the formulation of the city's Major Thoroughfare Plan, presently being studied by the State Highway Commission. The existing zoning pattern in Wilmington seems to have little relationship to the present city plan. This situation contradicts the entire purpose of the city's Land Use Plan, as zoning is one of the most powerful tools in implementing a Land Use Plan. Thus, it is recommended that after the revised or "updated" version of the Land Use Plan has been completed, the Community Planning and Development Commission initiate zoning changes which would set in motion the implementation of the land use proposals stated in this new plan.

3. City government officials and members of the New Hanover County School Board should meet together to discuss whether a satisfactory arrangement could be worked out to allow school grounds, gyms, and other school-owned facilities to remain open and available to the general public after school hours. The joint use of these facilities would particularly help to relieve recreational deficiencies which exist in the older, built-up areas of the city.

4. Neighborhood or district improvement councils should be formed to study the particular problems or deficiencies existing in their particular areas. These councils would make known their recommendations concerning these deficiencies to the Citizen's Advisory Committee. These councils could be extremely effective in initiating "clean up" and "fix up" campaigns within their immediate areas also. Negro leaders of the community should especially be active in this regard.

5. The need for additional low-income housing in Wilmington is acute. A thorough investigation of all Federal and State loan programs should be conducted to determine if these units can be economically provided by private developers. If private developers cannot supply these additional units, the possible locations for future public housing projects should be investigated. Logical site areas for these projects would seem to be, generally:

- a. In the vicinity of James Walker Hospital
- b. In the northeasterly section of District 6.

6. A social and economic rehabilitation program should be initiated in the community to aid the economically distressed who live in the blighted areas of the community. This program could involve individual education series devoted to family budgeting of income, family size planning, (so that mouths to feed do not exceed the capacity to adequately support), good health practices in addition to a vocational education program to help these low income persons qualify for jobs which pay a livable wage. Perhaps

Federal assistance could be obtained for a project of this kind. This possibility should be investigated thoroughly.

7. Since District 1 is a highly complex area which has special problems and considerations beyond the scope of this report, a special Central Business District Study should be conducted in order to:

- a. Analyze, in detail, existing deficiencies and problems which handicap this area in serving its intended function as the business, political, and cultural center of the community.
- b. Propose a practical plan for the future development of this district and recommend ways in which this plan could be implemented.

Efforts should be made to provide more open space or green areas in the Central Business District. This program should be a cooperative venture between the downtown merchants and the City government.

## TOWARD A GOOD NEIGHBORHOOD

The purpose of this report was to analyze and point out the various neighborhood problem areas of the city by way of selected indices of blight. The report has also indicated a preliminary urban renewal plan of action for the city of Wilmington. However, in addition to pinpointing community "sore spots" and prescribing treatment, there are certain goals which should be set up in order to foster the continuance and the improvement of neighborhoods as convenient, healthy, safe and pleasant places in which to live.

The goals which are listed below make up the "ideal" neighborhood. In a built-up city, such as Wilmington, these goals cannot be met in every detail -- at least not in the foreseeable future. Nevertheless, they offer a scheme of development which can be worked toward in the established, existing neighborhoods, as well as the new neighborhoods which are forming at the city's fringes.

In order to make this neighborhood ideal more specific, the following criteria are generally accepted by urban planners as vital elements in the well designed neighborhood:

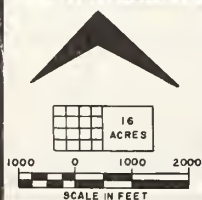
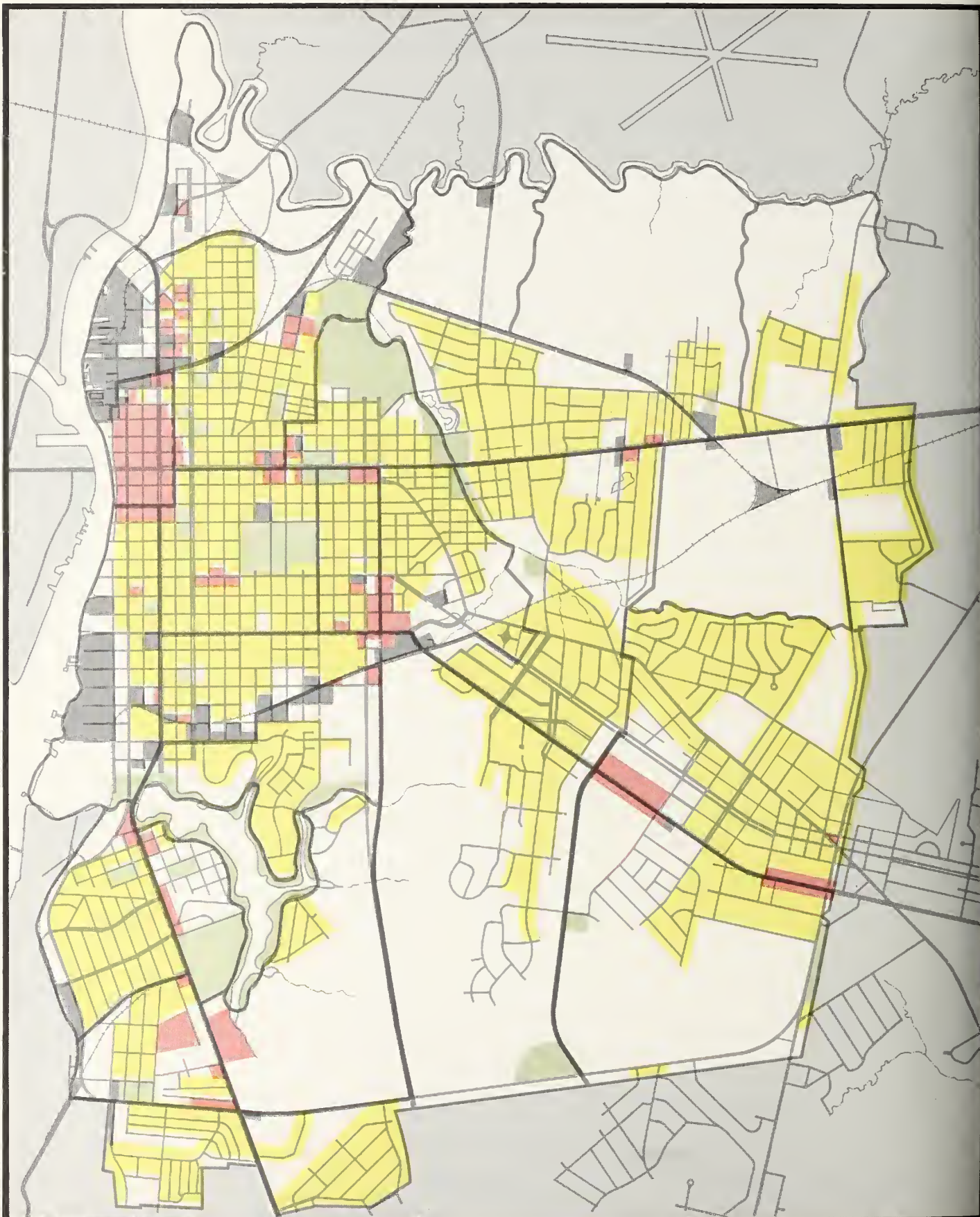
1. Housing - A variety of housing types arranged to avoid overcrowding of land, loss of light and air and mixing in of business and industry.
2. Schools - A centrally located elementary school serving the neighborhood children. The school should be within a half-mile of all the neighborhood homes, and located away from major streets.
3. Shopping - A compact, local shopping center to serve the daily needs of the neighborhood residents. The center should be conveniently located, having access from a collector street.
4. Parks - A park commensurate in size and appropriate in nature to the neighborhood population. The park should adjoin the school playground or the maximum effective use of both.
5. Streets - A coordinated system of streets made safe for children and families. Collector streets carry the local traffic to and from the major or arterial streets in order to discourage through traffic.

In addition to these major design goals, there are many other elements which make up the "good" neighborhood. Landscape development, the creation and preservation of interesting and pleasant walks and ways of emphasizing the individual character, or flavor of neighborhoods, are all important ways of establishing lively and pleasant living spaces. With the present high level of mobility of the American family and the consequent problems of disunited, scattered residential development, it is important that we create attractive, coordinated neighborhoods within which families can have a feeling of belonging.





# appendix

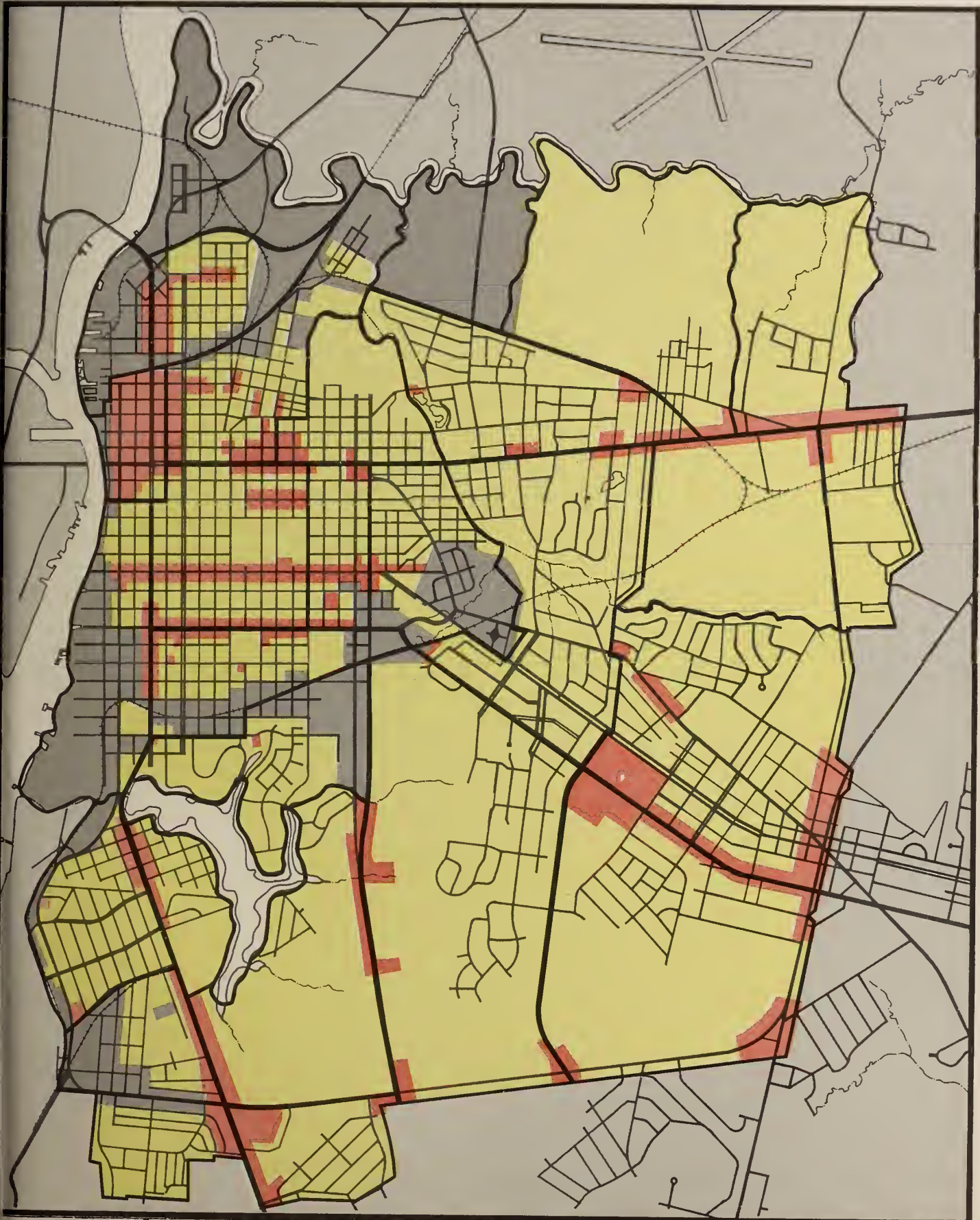


# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

- Residential
- Commercial
- Industrial
- Institutional and Recreational Facilities

GENERALIZED LAND USE





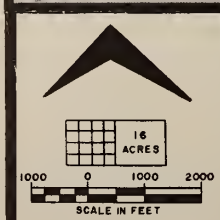
# **WILMINGTON** NORTH CAROLINA

## **NEIGHBORHOOD ANALYSIS**

- Residential
- Commercial
- Industrial

GENERALIZED EXISTING ZONING

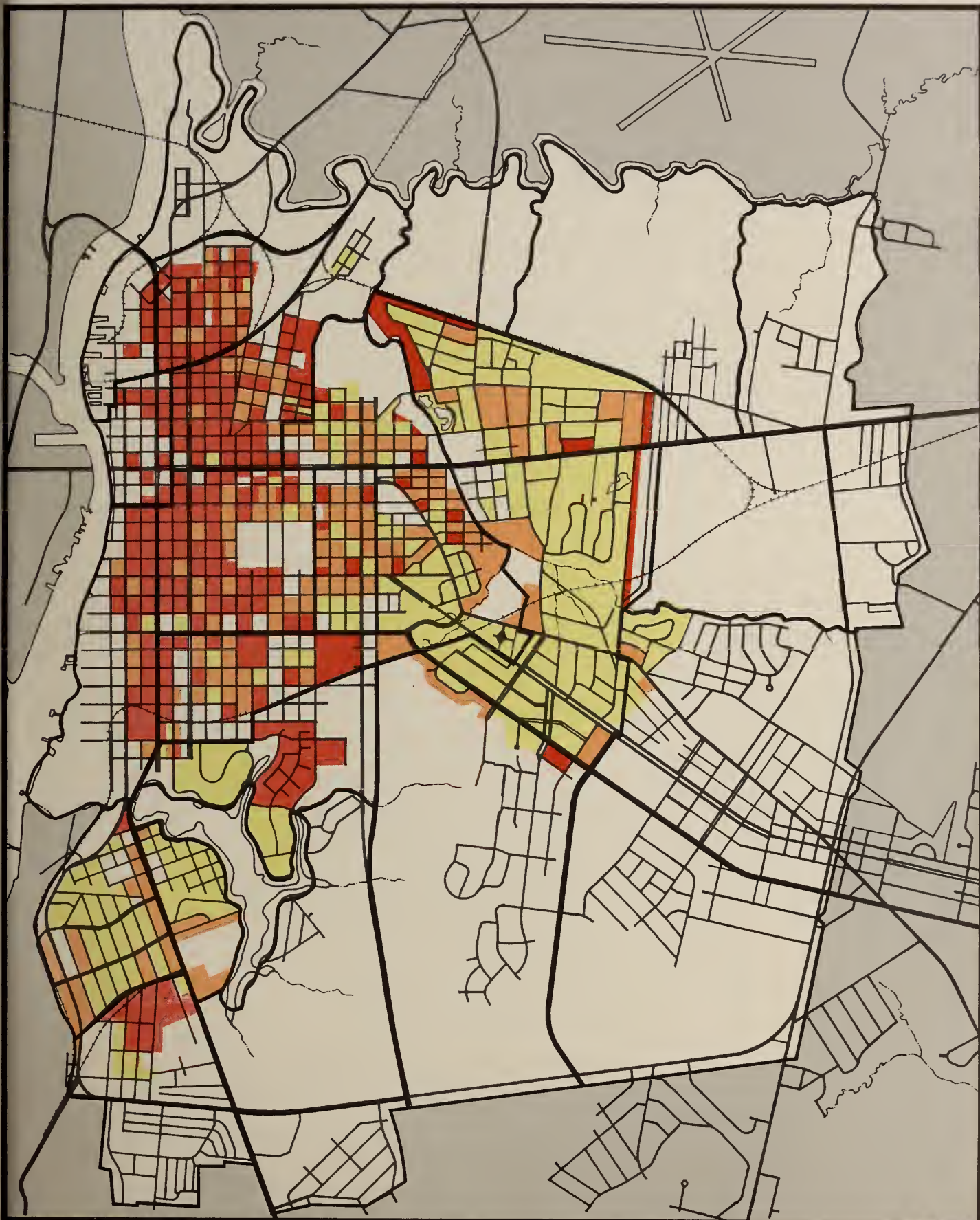




# **WILMINGTON** NORTH CAROLINA **NEIGHBORHOOD ANALYSIS**

% of Total D.U.'S in Block Which are In "C" or "D" Condition			
	1 - 25 %		51 - 75 %
	26 - 50 %		76 - 100 %
RESIDENTIAL STRUCTURAL CONDITION			



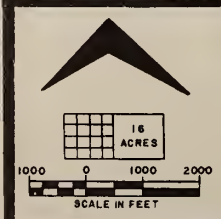
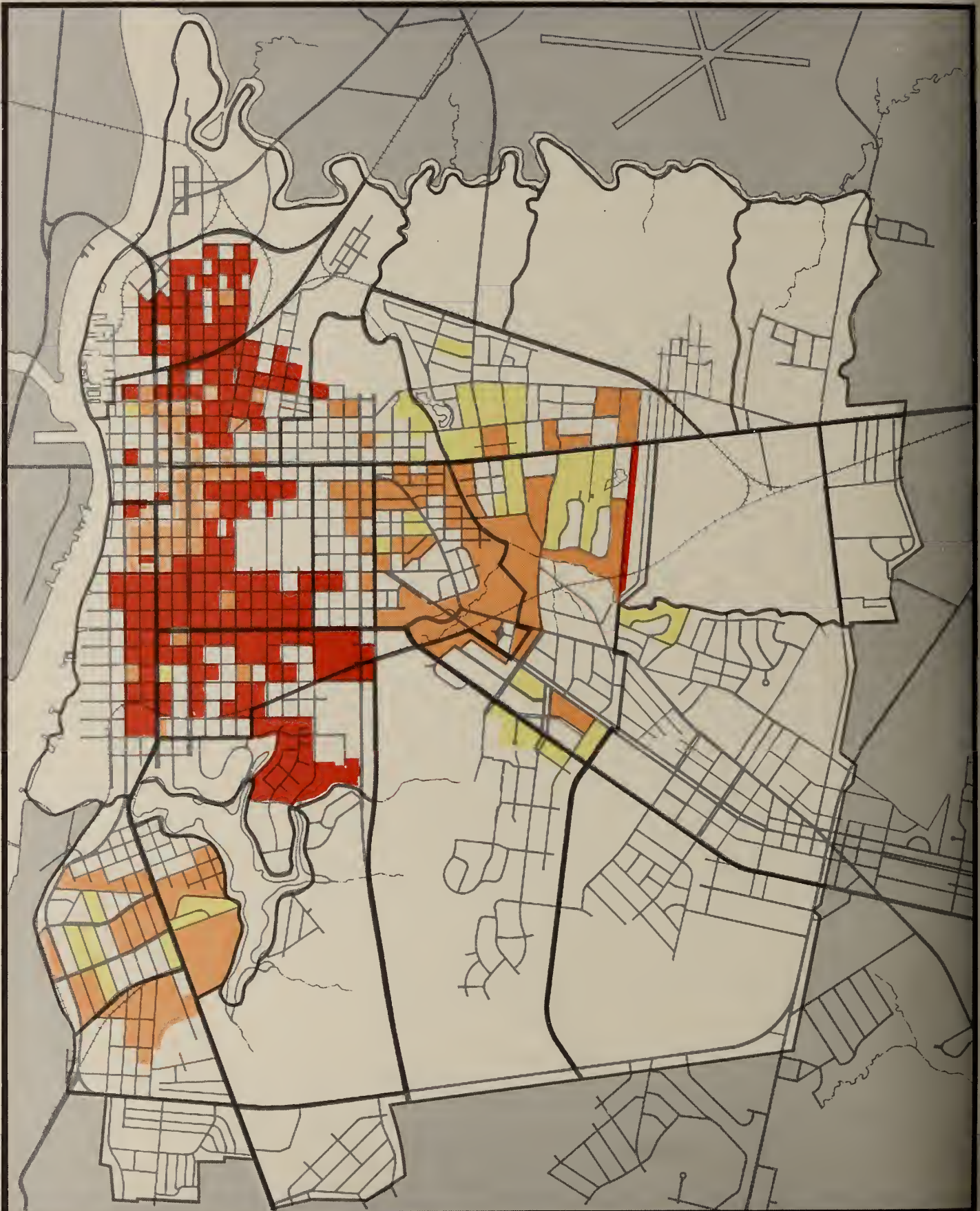


# **WILMINGTON** NORTH CAROLINA NEIGHBORHOOD ANALYSIS

% of Total D. U.'S in Block Which  
 are Renter - Occupied

<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> 1 - 25%	<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> 26 - 50 %
<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> 51 - 100 %	





**WILMINGTON**  
NORTH CAROLINA  
**NEIGHBORHOOD ANALYSIS**

Average Monthly Rent of Rented  
D.U.'S in Block

■ \$20 - \$40     ■ \$41 - \$60  
■ \$61 and above

AVERAGE MONTHLY RENT

25





**WILMINGTON**  
NORTH CAROLINA  
**NEIGHBORHOOD ANALYSIS**

Average Value of Owner - Occupied Dwellings in Block			
	Under \$ 5,000		\$5,100 - \$ 9,900
	\$10,000 and above		
VALUE OF OWNER-OCCUPIED D.U.'S			26







